

MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – DECEMBER 2, 2019

Presiding: V.P. Activities Mike Smith with V.P. Gary Kobel. Meeting was called to order by Mike Smith at 9:30 a.m. with a moment of silence to remember friends and loved ones no longer with us, and the men and women who are serving in the world's troubled spots to protect our freedom.

1. WELCOME TO NEW HOMEOWNERS IN ATTENDANCE: Tim Redmond and Frank Phillips welcomed new homeowners on stage: Larry & Karen Garnett (#907), Sue & Gary Heikes (#139) and Fred & Rosemary Ravenscroft (#654).
2. SPECIAL PRESENTATION – Tom Kanigan presented a certificate on behalf of the history project to Toby Barwick (#624), a former vice president of the development company that built early stages of Maple Leaf, and now a resident of the community. Toby thanked the committee and all the Maple Leaf residents for taking such good care of the Park and keeping it in great shape.
3. MINUTES: Minutes of November 12, 2019 were accepted as distributed.
4. MESSAGE FROM THE PRESIDENT Gary Kobel: opened with a moment of silence in memory of Rick Hull, a memorial service will be held on Dec. 15 from 3 to 6 p.m. in the Queensway. Reported on issues raised at last Homeowners Meeting: 1) paving on Queens Ct. was not done correctly and will be included in the 2020 budget, 2) incident in the Fitness Club was a misunderstanding, no safety concern for women using the facility, 3) drainage issue on McKenzie/Mohawk is currently being addressed, 4) Happy Hour pricing – won't offer 2 for 1 but working on special reduced pricing, 5) paving on Queensway has been completed and issue resolved. Commented on Tree Lighting event, acknowledging chair Rosemary Ballard and the committee, volunteers, food, music and singing. Thanked all for the many Christmas decorations throughout the Park. Speeding – cannot legally implement proposed plan that included radar guns and series of penalties but will be purchasing two additional speed detection signs. Attendees were not in favor of additional speed bumps. Provided handout slips with URL offering information about scamming and what to do. Requested residents limit comments to global issues relevant to the entire community; personal issues should be addressed to appropriate staff members and then to the Ombudsman Jeff Papiez if unresolved. Upcoming events – Christmas Show, Dec. 14, chicken buffet, tickets \$12 on sale tomorrow; New Year's Eve tickets on sale next week in Can Am, 1 to 3 p.m. See Channel 195 for information on all events. Happy Holidays to all and safe travels.
5. REAL ESTATE by Shauna Platt: 22 homes sold between June 1 and Aug. 31, very busy summer, good time to sell. Currently only 10 homes for sale, very low inventory, prices range from \$98,500 to \$194,500, high demand for perimeter lots and homes with views. Offered free market analysis to homeowners. Solicited volunteers to help in the sales office – contact volunteer coordinator Cindy Shannon #683. Alerted new buyers of two scams, an \$85 filing fee and a questionnaire, should just disregard both.
6. GENERAL MANAGER'S REPORT by Mitch Krach: official end of hurricane season; new gate entry/access system to be installed in the next few months, uses current RFID stickers; please respect reserved parking spaces at Can Am – for use by front gate staff only; thanked all clubs and residents for Christmas décor; great year for home sales – 85 closed, 7 pending; reminder to renew Fitness membership, still \$40; mechanical trash pickup needs 5-feet of clearance on each side of container; highlighted CC events – karaoke Monday, happy hour Tuesday, entertainment Thursday, football Sunday; Golf – sign up for membership, take care of course when playing, holiday merchandise available in Pro Shop; office closing at 11 a.m. on Friday, Dec. 13 for staff holiday party.
7. GROUNDS AND GOLF COURSE UPDATE by Chris Spence: offered condolences to Marge Hull and family, thanked Garden Club for new plants at Can Am and front center island; have received many irrigation requests,

repairing damages by CenturyLink are top priority; recapped course repairs - #11, 7, 14, 17, seawall on #11 due to be repaired; course closing for maintenance following shotgun on Tuesday, Jan. 21; lawn maintenance this week, safe to put out holiday decorations afterward; all staff are CPR and first aid certified, recommended residents attend training when offered for staff, small fee involved but can be lifesaving.

8. PRO SHOP REPORT by Nathan Wilson: great Nine & Dine with 104 players, scheduled again for Jan. 26 and March 15, purchase tickets in Pro Shop; Member/Member tournament Dec. 6-7-8, currently 154 signed up; Taste of Golf Jan. 15 through March, opportunity to introduce a neighbor to golf; memberships and trail passes available; no play allowed before 7 a.m., all players should wait for starters.
9. HI-SPEED INTERNET by Dave Zakikian: project progressing well, started in-home installations; CenturyLink representative available for questions Tuesday, Thursday and Friday, 10 a.m. to 1 pm., see channel 195 for future times; contact Debi in the office to get CenturyLink contact info if having problems; Information Meeting scheduled for Jan. 23 to explain options for phone and TV; recommended Amazon Firestick on sale for \$24.99.
10. RESIDENT INPUT:
 - a) Marilyn Moran (#227) – neighbors on Mohawk on watch for speeders (particularly a woman in a red Nissan!); reminder that Mohawk is not a dog-walking street.
 - b) Bill Hamilton (#502) – reported unresolved issue with cable in backyard.
 - c) Marietta Lane (#1051) – Roy Timmerman, security guard, retiring Jan. 3, please thank him for his service.
 - d) Joanne Niven (#826) – offered reflective vests for sale at \$5.50 for walkers, bikers; also available at Home Depot.
 - e) Kathy Provost (#1042) – questioned why we lost four Sandbar employees over the summer. Gary Kobel replied that personnel issues are confidential but that they are all welcome back.

11. DIRECTOR REPORTS:

- a) Mike Smith: Activities - highlighted all scheduled events for December; Website – showed navigation for Web advertising, Customer Accounts, Buy & Sell; need volunteer drivers to deliver meals, 4-hour on-call shift, if interested contact support@mapleleafgcc.net; Phil Bamforth retiring from Ch195 after 19 years; Jolene Scofield will replace him, special recognition planned for Phil at next meeting Jan. 6.

12. CLUB REPORTS:

- a) Norm Harrison, Garden Club – invited all to meetings on second Saturdays, Dec. meeting features master gardener; promoted purchase of Calendar Girls calendar, \$10; Beautification Fund donation envelopes available throughout the Park, can be used to memorialize life events.
- b) Holly Paulsen, Arts & Crafts – Holiday Bazaar on Saturday, Dec. 14, 10 a.m. to 1 p.m. in Queensway, 30 tables available, all items for sale are homemade; bring cookies – all donations benefit Toys 4 Tots.
- c) Dave Zakikian, Communications Club – upgrading A/V throughout the clubhouses, will be able to live stream Annual Meeting in CanAm; invited volunteers to join the club, next meeting Dec. 13, 9 a.m., in the Country Club.

Meeting Adjourned at 10:44 a.m.