

MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – DECEMBER 7, 2020

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

1. WELCOME TO NEW HOMEOWNERS IN ATTENDANCE: Chris Duren & Mike Barrett (#235), Bob and Michelle Preziosi (#255) and Steve & Carol White (#1089).
2. MINUTES: Minutes of the November 9, 2020 meeting were accepted as distributed.
3. MESSAGE FROM THE PRESIDENT Gary Kobel: coffee and donuts at future homeowners meetings until further notice!; movie nights have been canceled for now due to low attendance; working with gate system vendor to resolve issues, please be kind to gate attendant; Communication Room in Queensway to be named in honor of Peter Habgood, a founding member of the Communications Group; COVID - read letter submitted on behalf of the nurses at Maple Leaf, the Board will not be closing buildings and amenities unless COVID guidelines and rules are not followed – wear masks, social distance, use hand sanitizers provided; Board will discuss Music in the Park at upcoming meeting; Elections – separate from AGM this year, four open director positions and ombudsman, deadline to declare candidacy is Dec. 31, encouraged residents, especially women, to consider running; thanked the Communications Group for all they do.
4. REAL ESTATE REPORT by Vickie Teel: currently 10 homes for sale, price range \$94,500 to \$159,900, high demand for perimeter lots; agents offer free market analysis of your home; can show any home even if listed with another broker; volunteers now working in the sales office, contact Cindy Shannon if you would like to volunteer; office follows all CDC guidelines; three agents available, open seven days a week.
5. GENERAL MANAGER'S REPORT by Mitch Krach: now officially out of hurricane season; kinks in gate system – please be patient; working on Selkirk repairs now; thanks to all clubs for the Christmas decorations; members must wear masks in the Fitness Center, membership fee still \$40/year; Restaurant – happy hour on Tuesdays with in-house entertainment 5 to 7 p.m., Thursday dinners, Christmas Dinner Dec. 16 tickets on sale; residents should be sure they're on the weekly email list, if not, contact info@mapleleafgcc.net; golf memberships available, please follow course rules; new merchandise in Pro Shop; staff holiday party canceled due to COVID; office will be closed Christmas Eve and Christmas Day. Happy holidays to all.
6. CENTURY LINK UPDATE by Dave Zakikian: almost all installed with goal to complete activation by the end of December; will appear on monthly bills starting Jan. 1. Addressed residents questions regarding contract with CenturyLink about when billing could start, what would happen if CenturyLink merged, if new technology comes about within the 10-year period, and what happens after 10 years. GATE ACCESS: Dave also covered instructions and answered questions regarding the gate access system; topics included downloading the app, scheduling guest passes, presetting date ranges for future arrivals, establishing permanent guests and admitting vendors. The Board will discuss policy requiring drivers licenses from FedEx, Prime and other delivery services.
7. GROUNDS REPORT by Chris Spence: course will close after 9:30 shotgun on Jan. 12; initiating cart path only rule on one front-nine hole and one back-nine hole to be rotated each week; mulching CanAm and parkettes; request work order for any irrigation issues; let Chris know of any resodding plans; mowing 2nd week in January – please remove decorations before then; happy holidays. Resident comments: Jolene Scofield, on behalf of Garden Club, to meet with Chris Duren (#235) re maintenance of the parkette behind her home. Tim Redmond will discuss suggestion from Kathy Provost (#1042) that rules should be cart paths only for everyone.
8. PRO SHOP REPORT by Nathan Wilson: new merchandise for sale in Pro Shop; 50% sale on some items; please bring your own cups when you play to save cost and the environment; golf rates valid through December; Thursdays – Nine & Dine 4-person scramble format; Tuesdays – Ladies Day, Wednesday – Men's, Thursday – mixed, 8 a.m. starts. Request cart as soon as possible when booking tee-time; memberships available – can help you decide on best plan; please don't feed wildlife;

thank you to the golf course ambassadors – course looks great.

9. RESIDENT INPUT:

- a) Kathy Provost (#1042) thanked everyone for their donations to Toys 4 Tots.
- b) Beverly Alger (#209) asked if the corporation could lease out the Sandbar. Gary Kobel replied that it had been done in the past; the restaurant committee has addressed the concept and determined it was cost prohibitive.
- c) Kay Cosgray (#130) reported on the Neighbor Helping Neighbor effort; recipients of help are making donations; group has used donations for mulch for parkette at #82; would like to use incoming donations to benefit the Park. Suzi Smith (#156) stated the group could use additional volunteers; Mitch will include message and contact info in Friday email. Kay noted excellent working relationship with Mitch all summer, calling him “a great GM.”
- d) Joe Meyer (#670) voiced opinion that pull carts on cart path only would slow play unacceptably and would cause golf course to lose money.
- e) Denise Cucaro (#574) recognized a need for entry ramps at homes and solicited ideas for sourcing. Question to be included in Friday email.
- f) Kathy Wagner (#580) reported streetlights that have been out all summer. Mitch noted; Kathy to contact Gary Kobel if not fixed in one week.
- g) Cleo Horvath (#524) asked if it was true the Board was waiving the \$100 food and beverage assessment for 2021. Gary replied yes, and the unused portion of 2020 assessment would be carried over to the new year.

10. DIRECTORS’ REPORTS:

- a) Treasurer, Karen Hamilton: referred to comments and Finances-at-a-Glance in recent *Accents* issue; PPP loan has been forgiven resulting in positive income for 2020; working on 2021 budgets; working with board and staff to reduce costs and increase revenues to offset projected losses in 2021; cost saving efforts include wage freeze, capping benefits, eliminating travel and education, moving to electronic delivery of July corporate letter, reducing staff hours at gate, and handling directory advertising, all totaling \$90,000. Cash balance of \$2.5M includes required \$1.5M emergency reserve; stated MLE is in good shape but dispelled opinion that MLE is “flush with cash;” cash is already allocated for capital projects. Budgets will be presented to homeowners at the Dec. 28 Board of Directors meeting.
- b) Gary Kobel presented a gift to Diane Eilbacher, corporate administrative assistant, in recognition of her work.
- c) Tim Redmond reported on phenomenal increase in public play; golf committee is readdressing rake policy.

11. CLUB REPORTS:

- a) Arts & Crafts, Lisa Oliver (#252) – club is still offering classes; suggested joining Arts & Crafts page on Facebook.
- b) Garden Club, Kay Cosgray (#130) – pancake breakfast to be held Feb. 20, need volunteers to help cook and serve; meeting on Jan. 9; membership drive ongoing – see Jolene Scofield.
- c) Communications Group, Dave Zakikian (#19) – renaming the Communications Room in honor of Peter Habgood (#436) who is unable to return due to health issues; Roy Marsh (#564) will also not be returning; group welcomes new volunteers to help provide A/V tech for events; group meets the first Friday of each month.

Meeting Adjourned at 11:09 a.m.