

MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – MARCH 1, 2021

Presiding: Secretary Jeff Papiez presided. Meeting was called to order by Jeff Papiez 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. ANNOUNCEMENTS: President Mike Rooney introduced the newly elected Board members: Drew Robertson, Ila Stofel, Jeff Papiez and Pat Palmer, and Ombudsman Barry Holland, along with an apology to Ila for the error in her name in Accents. Announced newly elected officers: President Mike Rooney, Vice President – Administration Jim Harrison, VP – Activities Mike Smith, Treasurer Pat Palmer and Secretary Jeff Papiez.
2. WELCOME TO NEW HOMEOWNERS: none in attendance.
3. MINUTES: Minutes of the February 8, 2021 meeting were accepted as distributed.
4. MESSAGE FROM THE PRESIDENT Mike Rooney: first of four Board meetings this month on Wednesday, open Board meeting on March 15 will include presentations and votes on new lot fees for 2022 and golf rates for 2021/2022 season; committee assignments to be made on Wednesday; Selkirk paving in progress; Woodworkers fundraising underway with more announcements to come; thanked Communications Group for their efforts to facilitate meetings; thanked Election Committee for job well done; reminder to have guests follow rules; Covid – report cases to the office, many getting their second vaccine doses this week; please continue to follow advice of health professionals. Thanked staff and volunteers for keeping Maple Leaf the best of the best.
5. REAL ESTATE REPORT by Shauna Platt: introduced three agents, office hours and by appointments, following CDC guidelines, thanked volunteers and Cindy Shannon for organizing, expecting many new buyers, only 6 homes currently for sale, buyers on wait list, 18 under contract, sign up for auto email to get notice of new listings and price changes, cautioned using links on Realtor.com and Zillow for listing agents who only turn around and sell leads; best choice is to use Maple Leaf sales office, agents give back to the community with every sale.
6. GENERAL MANAGER'S REPORT by Mitch Krach: Covid trends are improving but asked everyone to remain cautious; start thinking about prep for hurricane season; rules apply to all homeowners and guests; Selkirk paving to finish this week; curb damage from Waste Management trucks to be repaired; be aware and careful walking by Waste Management trucks; happy hours continue in Sandbar, short staffed at the moment but new hires coming on; new dinner entrees and lighter fare on Thursdays; St. Pat's Day boxed sandwiches and Irish entertainment on the deck; arrange for home maintenance when for gone for the season, complete the Absentee form in the office; space requisitions due for next season's activities.
7. PRO SHOP & GROUNDS REPORT by Nathan Wilson: offered suggestions to speed up play by moving ahead to next tee and recording scores and putting away clubs there, anticipating club you will use as you approach; please smooth bunkers after raking; blue & white stakes near greens are for handicap parking; new merchandise in shop, some items still half off; thanked golf course ambassadors, contact the shop if interested in volunteering; reminder to reserve carts when booking tee time. GROUNDS: thanked outgoing board members and welcomed new members; two new pieces of equipment purchased, great additions to improve care of course; rainfall has been beneficial; contact office for irrigation work orders; please don't park on grass to avoid breaking sprinkler heads; Maintenance Dept. cannot accept homeowner waste items, increases cost to Corporation; two mows in March; contact the office if mowers do any damage, do not fix until inspected by Chris and lawn maintenance company.

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8. RESIDENT INPUT:

- a) Kay Cosgray (#130): 1) provided info on Duck Race fundraiser at CanAm pool on April 3 for the refurbishment of the tiki bar / gazebo. 2) On behalf of the Garden Club, made a \$100 donation to Ch195, \$100 to the Comm Group and \$600 for beautification to the Corporation.
- b) Mary Harris (#369) questioned the decision to offer the Country Club for catered events, concern for security, increase in liability, wear and tear on facility, and impact on not-for-profit tax status. The Board will discuss at their next meeting and respond.
- c) Walt Van Den Langenberg (#943) 1) questioned the letter on the special assessment and payment terms, and 2) reported an incident with a group of young adult pedestrians entering the Park at the front gate, notified the rover at the time. Mitch replied the preferred payment for the assessment is a lump sum, but individuals can request installment billing by contacting the office.
- d) Chris McGowan (#443) suggested offering dessert in the Country Club. Request has been implemented.
- e) Michele Kaye (#457) 1) asked about the purpose of the special assessment. Mike Rooney replied that it is for three road projects scheduled for this year. Jolene Scofield and Ila Stofel referred her to the website to view videos of previous meetings and Treasurer Karen Hamilton's presentation for more details. 2) reported on situation at Country Club last Tuesday evening, room was "packed", staff could not keep up, residents busing tables, losing good staff, problems must be fixed.
- f) Marietta Lane (#1051) expressed additional security concerns, e.g., vehicles/people waiting at back gate to enter when opened, intruder scared off by rover, back door pulled off several times. Wade Osborn is working to bring in a new security system and with cameras to monitor 24/7.
- g) Chris McGowan (#443) suggested that patrons need to tip better to keep good staff in the restaurant.
- h) John Bower (#1114) reported on corner damage by Waste Management trucks and attempts to correct.
- i) Eden Wells (#579) no longer patronizes the restaurants because of Covid concerns, asked about maximum occupancy permitted and social distancing. Mitch replied limit is 175 for the Country Club vs. capacity of 325, furniture has been removed for social distancing, operating at just over 50%.
- j) Terry Heinrich (#298), 1) based on his career in food & beverage, suggested automatic 17% should be pooled and anything additional should go directly to the individual server. 2) as Neighborhood Watch volunteer, noticed chain and lock are often not fastened at construction gate near Charlotte P.O.
- k) Bill O'Hare (#795) questioned criteria for determining occupancy limits in the Country Club and the Fitness Center during Covid, and communication to residents regarding decisions and changes. Mike Rooney replied that it was subjective based on his experience with another larger fitness club. The Board will discuss and respond.
- l) Questions from Donna S. and Frank Phillips (#758) on Zoom regarding security, rumors of break-ins and a person coming over the wall. Mitch replied there were no break-ins and confirmed a person did climb over the wall, believed to be a local Port Charlotte person taking a shortcut home.
- m) Kathy Provost (#1042) reported on a prior incident from several years ago when an intruder entered over the wall with a bicycle; reported to front gate at the time.

9. DIRECTORS' REPORTS: none.

10. CLUB REPORTS: a) Gary Kobel, speaking for Pat McEvoy, acknowledged the Flea Market Committee's contribution of \$1,000 to the Communications Group for a new sound board, and expressed sincere appreciation from Comm Group. b) Dave Zakikian echoed his appreciation to the Flea Market which has helped install a "state of the art" system throughout the Park, enabled Zoom meetings, video recordings, and many other features and services. Additional donations were received from the Golf Association \$500, Ladies Golf \$250, Garden Club \$100, and the Communications Club the balance of \$1,000. Thanked all the groups for their support. c) Dave Z. read a letter from Peter Habgood, sent after watching the video of the dedication of the Communications Studio in his honor.

Meeting Adjourned at 10:31 a.m.