

# MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – DECEMBER 6, 2021

Presiding: Ombudsman Barry Holland. Meeting was called to order by Barry Holland 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: Richard & Dorothy Pohl (#1040), Sue & Dan Trudel (#530), Denis & Susie Paquette (#406).
2. MINUTES: Minutes of the November 8, 2021 meeting were accepted as distributed.
3. MESSAGE FROM THE PRESIDENT Mike Rooney: introduced current Board members; announced winning Best of the Best and congratulated staff; clubs are starting up – watch for news on Ch195 and in Accents; Covid – masks are required if not vaccinated, hand sanitizers available, follow club guidelines; Rampart projects delayed due to buildings added in the past without a permit, engineering retention areas, delivery of Woodworkers building delayed until January/February; Country Club/Sandbar – staffing issues still persist with tight labor market, requested courtesy from residents, noted breakdown in decorum over recent months, Board will be discussing “zero tolerance” policy.
4. REAL ESTATE REPORT by Shauna Platt: two homes for sale, 11 pending; anticipating new listings, agents can assist residents remotely; sales are \$22K over budget, proceeds support MLE; recommends setting up auto email for advance notice of new listings.
5. GENERAL MANAGER'S REPORT by Mitch Krach: staff holiday party Friday, all areas closing at 11 a.m.; continue to notify the office with any new Covid diagnoses; end of hurricane season; discounts on tax bills for early payment; new Pro Shop merchandise; CC/SB closed on Wednesdays; Fitness Center \$50/year with many improvements; 2022 budgets preparation in progress; return AGM attendance proxies; home sales reaching 100, may be a record year; caution with holiday decorations, ladders; sign up for Friday emails if not currently receiving; cautioned re many email scams at this time of year.
6. GROUNDS REPORT by Chris Spence: thanked Nathan and golf course ambassadors for their care of the course; see office for irrigation work orders; mowing this week – move any electrical cords; be sure guests know and obey rules on golf course.
7. PRO SHOP REPORT by Nathan Wilson: membership levels back to 2018/2019 rate; don't feed wildlife; reserve carts early; shop fully stocked except hats, still have some ½ off merchandise; twilight golf at 3 p.m. is for **up to 18** holes; crossover tee times on Monday, Fridays and Saturdays beginning Dec. 13.
8. RESIDENT INPUT:
  - a) Mike Smith for Keith McGruer (#913) – Activities Expo Jan. 13 at 2 p.m., 40 tables with info, need volunteer greeters, email support@mapleleafgcc.net.
  - b) Kathy Provost (#1042) – collected 485 toys and bag of stocking stuffers for Toys for Kids drive. Mentioned car stolen from driveway. Mitch responded that culprit was identified on video cam and caught within 12 hours.
  - c) Buddy Brosseau (#354) – questioned what committee is doing to address projected \$250k loss in CC/SB at year end. Mike Rooney explained the number of challenges this year; Ila Stofel reported on new ideas implemented and planned.

- d) Martin Smyth (#910) - expressed concern over the cumulative loss in the Country Club/Sandbar over the past four years and recommended that the restaurants be shuttered until staffing, cost of goods and Covid issues have been resolved. Mitch noted improvement over last few months; losses offset by PPP. [The minutes are amended to reflect the actual losses. The total of \$747,013 was offset by federal PPP funds for Covid relief in the amount of \$378,300 yielding a net loss of \$368,713 over four years.]
- e) Betty Owens (#587) stated she values the Country Club and Sandbar.
- f) Marilyn Moran (#227) noted other contributing factors, i.e. \$100 food & beverage assessment waived, snowbirds not here, cost of goods, short tempered patrons and work ethic.
- g) Denis Paquette (#406) concurred the committee needs to find and report on solutions.
- h) Colette Papineau (#962) suggested residents get takeout once a week, as they do, to support restaurants.
- i) Terry Heinrich (#298) advised offering unique items and use the word “free.”
- j) Mary Harris (#369) asked if the food & beverage assessment will be levied for 2022. Mike Rooney replied the Board has discussed and will decide at December Board meeting.

#### 9. DIRECTORS' REPORTS:

- a) Treasurer Pat Palmer reported on October end-of-month financials. Operating revenue is \$137K over budget, expenses are \$37K under budget, for a net gain of \$174K. Extraordinary revenue was \$284K with expenses of \$251K for a net of \$33K. Golf revenue has been excellent; thanked Chris and Nathan.
- b) Infrastructure Committee, Drew Robertson – presented the committee’s report covering an inventory of current assets, replacement schedules and a capital funding plan and cash flow for the next 30 years. Bob Binding and Martin Smyth requested copies of the funding plan. Bob Welch (#832) confirmed the inventory has been shared with the Accounting Department.
- c) Activities, Mike Smith presented features on the MLE website - videos, photo gallery - and upcoming activities -Wednesday movies and Lifetime Learning.

#### 10. CLUB REPORTS:

- a) Fire Club, Kevin Nivala (#371) – club accepts metal items (appliances), contact John Shaw for pick up; please bag beer, soda and cat food cans and put out at end of driveway for pick up after 8:30 a.m. Wednesdays; medical equipment (wheelchairs, etc.) available to those in need, no charge.
- b) Flea Market, Pat McEvoy (#987) – scheduled for the end of January; sponsoring Christmas Family Night on Dec. 23; donated \$2,000 to Tiki Bar for expenses.
- c) Garden Club, Norm Harrison (#1047) – Christmas decorating contest, ballots available at Park office and CanAm, ballot box at the office, winner will be announced before Christmas. Meeting on Dec. 11, topic is “Butterflies.”
- d) Woodworkers, Dave Reusing (#233) – thanked all donors for overwhelming generosity, will continue to fundraise, donation box is in shop. Shop has emergency alarm system, please respond if in the vicinity.
- e) Woodworkers, Ray Rudich (#302) – creating plaque for donors contributing \$50 or more, please mark “Building Fund” on envelope with donation.
- f) Communications Group, Dave Zakikian (#19) – group requires 14 days’ notice for events, forms available in CanAm and Park Office. Group will no longer support Zoom conferencing.
- g) Election Committee, Steve Briggs (#337) – encouraged owners to consider running for the Board; mailing sent in November, details on website.
- h) Channel 195, Jolene Scofield (#678)– all info mentioned is also available on Ch 195 at mlgcctv.com.
- i) Computer Club, Barry Holland (#815)– three residents scammed, if uncertain about an email contact a director of the Computer Club listed in Accents; also 1-800-MY-APPLE is a good resource.

Meeting Adjourned at 11:25 a.m.