

MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – MARCH 7, 2022

Presiding: Ombudsman Barry Holland. Meeting was called to order 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. SPECIAL GUEST: Shannon Trantham, a manager with Lumens (formerly CenturyLink) introduced herself and will serve as a resource to Maple Leaf residents who have unresolved issues with their internet service. She can be reached at 850-815-3124. Shannon responded to questions regarding data speed, stating many devices and fixtures can interfere with speed, and suggested contacting Tech Support (877-720-3416) to assist in diagnosing the problem. Gary Kobel (#320) suggested trying a phone speed check first at speedtest.net. Contact phone numbers are posted on Ch 195.
2. WELCOME TO NEW HOMEOWNERS IN ATTENDANCE: none.
3. MINUTES: The minutes of February 7, 2022 were accepted as distributed.
4. MESSAGE FROM THE PRESIDENT Mike Rooney: introduced the 2022-2023 Board of Directors; committee assignments have been made, volunteers interested in joining a committee should contact the committee chair; read the Zero Tolerance Policy adopted by a 8-0 vote at the last board meeting; the board meeting scheduled for March 14 has been changed to March 28, agenda includes lot maintenance fees for 2023 and golf fees for the 2022-2023 season; reported on a new task force formed to address open board meetings, task force will provide findings/recommendations to the Board; requests for monthly financial statements have been referred to the Finance Committee for review.
5. REAL ESTATE by Vickie Teel: 15 homes sold this year-to-date, 19 pending, and 0 listings; the list serve for new listings can be filtered according to interest in specific homes/locations; exclusion list detailing items not included in the sale is important and needs to be very specific.
6. GENERAL MANAGER'S REPORT by Mitch Krach: seeing improvements in Covid status; Rampart area – reply due from SWFWMD by March 15, estimated delivery of woodworkers building in 90 days; redoing the catch basin at Queensway and will be fixing pavement across Queensway near Nipigon; Queensway and CanAm buildings will remain open during severe weather, asked all owners to prepare for hurricane season and to secure all items if departing for the summer; reminder that guests are obligated to follow Park rules; encouraged safety at all times; St. Patrick's day events coming up; one more homeowner meeting in April, then summer coffees will be held on Wednesdays instead of Mondays, Jolene Scofield to host a gain; owners should complete the "away" form before departing, cautioned against paying for home maintenance services in advance; space requisitions are due for next season; farewell for Linda Sanders, retiring after 39 years, scheduled for April 8 on the sun deck; thanked volunteers for all they do.
7. GROUNDS AND GOLF COURSE UPDATE by Chris Spence: not available.
8. PRO SHOP REPORT by Nathan Wilson: congratulated club champions Ron Keyes and Debbie Bowie; 9 & Dine scheduled for March 20; Spring Fling and Superintendent's Revenge April 3; Mènière's charity event April 9.
9. RESIDENT INPUT:
 - a) Pat McEvoy (#987) – donated \$700 from the Flea Market to Arts & Crafts for new easels.
 - b) Denise Maines (#84) – noted the directory is already out of date and suggested changing the publication date to March each year; Mike Smith (#497) referred everyone to the online directory being the most current; Mitch Krach reported the staff is considering bringing publication in house to reduce lead time.
 - c) Denis Paquette (#406) – questioned why special permission was granted for overnight parking and requested the permission be revoked. Also, suggested the Board should consider constructing all four new pickleball courts now.

Drew Robertson (#1008) provided background from the Rampart Land Use Committee, space is reserved for future courts, but not approved, no commitment; adding them now would require starting the permitting process all over again and would delay any new courts for another year; Pickleball Club will need to develop a proposal that demonstrates need and plans for funding.

- d) Karen Binding (#675) – donated \$500 to the Corporation from the Yoga clubs to replace the two benches in front of the Queensway Center.
- e) Jay Zirolli (#611) – donated \$500 to the Corporation from the Pickleball Club.
- f) Greg Freeman (#793) – suggested moving the vehicles already granted permission for overnight parking to a less desirable/less traffic area.
- g) Wayne Muggleston (#794) – 1) followed up on previous suggestion to modify dog ownership rules. Mike Rooney responded explaining the three categories of pets, support, and service animals; no current plans to change the rules, would require a vote by the members. 2) requested attention be given to work orders for drainage and sprinkler head issues at #794 and #795. Mitch will follow up.
- h) Norm Harrison (#1047) – Garden Club holding memorial service 9 a.m. Saturday on the deck; unveiling new fountain at CanAm pool; AGM to follow. Donated \$100 to Communications Group; \$100 to Ch195; and \$600 to the Corporation for Park beautification.
- i) Lisa Oliver (#252) – Arts & Crafts show scheduled for March 26 & 27 at Queensway, Can Am and Woodworkers Shop; items from Photo Club included.
- j) Martin Smyth (#91) – referring to minutes of Feb. 23 special board meeting, commented he thought the 2023 lot rents were already decided; requested “scenario 148” be shared with homeowners.

10. DIRECTOR REPORTS:

- a) Retail, CC/SB, Ila Stofel: 1) refuted comments on Facebook that she is trying to kill Thursday entertainment; FB is not an official source of communication; intent is to give management flexibility and to support new ideas; Thursday nights will be kept. 2) as VP – Activities, seeking volunteers to join an Activities Committee.
- b) Emergency Preparedness, Hurricane Prep, Walt Van Den Langenberg: thanked Kathy Costa for co-chairing the committee again this year; seeking volunteers to serve as block captains.
- c) Neighborhood Watch, Jim Harrison: watch will continue through April, and sporadically throughout summer but not every night; new AED will travel with Paul Smith on watch; several life saving interventions have made this effort worthwhile; thanked the volunteers.

11. CLUB REPORTS:

- a) Welcome Committee, Jolene Scofield (#678) for Lorette Pinto: New Homeowners Welcome Gathering March 10 at 10:30 a.m. in the Country Club; all homeowners welcome; Strawberry Festival tickets offered as door prizes.
- b) Website, Mike Smith (#497) – presented website pages containing photos, ads, movie nights, lifetime learning. Survey Monkey tool is available for use by clubs. Email survey questions to support@mapleleafgcc.net and they will compile a survey for you.
- c) Barry Holland (#815) – over \$1,000 in great prizes available at Strawberry Festival. Contact Denise Holland to pre-order chance tickets.

Meeting Adjourned at 10:52 a.m.