

MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – JANUARY 9, 2023

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. WELCOME TO NEW HOMEOWNERS: Barb & Dennis Karnitz (#244).
2. MINUTES: The minutes of December 5, 2022 were accepted as distributed.
3. MESSAGE FROM THE PRESIDENT Mike Rooney: busy time of year; Covid alert; Best of Best newspaper coverage with photo of Nathan Wilson; renters arriving in the Park, please remind and help reinforce rules & regulations; excellent Activities Expo on Friday attended by 270 residents, congratulations and thanks to Keith McGruer for organizing.
4. REAL ESTATE by Vickie Teel: currently 12 homes for sale and 7 pending, some are vacant lots; reminder of March 1 deadline for Homestead applications; owners should leave Century Link equipment in the home if moving.
5. GENERAL MANAGER'S REPORT by Mitch Krach: cooler weather; Covid protocol; thank you to Keith McGruer for the Expo; many projects underway including roof repairs; pool heaters and street lights on backorder; thank you to everyone for their holiday decorations, a sign of strong spirit in MLE; 100 homes sales in 2022; fitness memberships available, \$50. RESTAURANT REPORT by Mitch Krach for Jimmy Dihn: New Year's Eve event well attended; happy hours continue to be popular; patrons are asked to leave used plates on their table and get a clean plate when revisiting soup and salad bar.
6. GROUNDS UPDATE by Chris Spence: nets installed at holes 3 and 14; crew is picking up debris from stump grinding; irrigation to be turned on tonight – report any issues to the office; lawn maintenance this week; owners should have contractors remove the debris from their jobs.
7. PRO SHOP REPORT by Nathan Wilson: Best of the Best in golf course, pro shop and manufactured home community; Jan. 22 Nine & Dine currently filled with wait list, event is intended to introduce non-members who will be allowed to register first, then members; new merchandise available in pro shop; thanked tournament organizers and winners; appeal for volunteers to join ambassadors to continue clean up after Ian.
8. DIRECTOR REPORTS:
 - a) Annual Meeting, Walt Van Den Langenberg: meeting will be held Monday, Feb. 27 at 9:30 in Queensway; 427 proxies received, need 126 more for quorum; ballots to be mailed out next week.
 - b) 195 Renaming Contest, Walt Van Den Langenberg: 157 entries received; limit 3 entries per person; if duplicate entries received, the first one will be declared winner.
 - c) Proposed Bylaw & Rule Changes, Dave Rowan: overview of 2 bylaw and 3 rule changes proposed for a vote by certificate holders at the AGM.
9. COMMITTEE REPORTS:
 - a) Elections, Greg Freeman: introduced the 8 candidates running for a seat on the Board; thanked all for stepping forward; Tuesday afternoon workshop for candidates with the committee and the general manager; Meet the Candidates Night Thursday evening, 7 to 9 p.m. in the Queensway.
 - b) Finance/Golf Joint Review, Chris Canning: presentation included a breakdown of all park expenses by department; analysis of restaurant and golf performance and trends over the past 5 years; benchmark of golf expenses compared to industry standards; and a review of capital expenditures.

- c) Natural Resources, Mike Comba: provided an overview and history of the committee and members; mission to promote stewardship; much information available on their webpage under Our Community covering Audubon, birds, plants, trees, palms, water and wildlife among others; recapped accomplishments over past 5 years including tree census, pond water quality, bird data, electrical usage audit, pine tree replacement program, reduced use of Styrofoam in restaurant and pro shop; future plans include a pollinator project and bird nesting project; new members are welcome to join the group.

10. CLUB REPORTS:

- a) Flea Market, Pat McEvoy (#987): dance held last night to benefit the tree fund; Saturday clothing sale raised over \$1,000 for tree fund; so far raised \$4,500; donated \$400 of 2022 proceeds to Communications Group for new lights in Queensway; encouraged all groups to consider donating to the tree fund.
- b) Frank Messina (#703): 50/50 held at last night's dance; donated \$500 to the tree fund.
- c) Arts & Crafts, Lisa Oliver (#252): thanked Keith McGruer for Expo; remarked that only 34 clubs participated and encouraged others to participate next year; Arts & Crafts had 315 members register; 49 classes scheduled; annual meeting and social on Jan. 28, 12 to 2 p.m. in Queensway; thanked all teachers, volunteers and their board.
- d) Garden Club, Norm Harrison (#1047): mission is beautification and education; monthly meeting Jan. 14 in CanAm, 8:30 a.m. with guest speaker at 9 on the topic of Growing Orchids in Florida; in the process of finalizing their fundraising events for tree replacement.
- e) Computer Club, Denise Holland (#815): still active although building is damaged; monthly meeting in CanAm, Jan. 16, 9:00 a.m. social followed by meeting at 9:30, troubleshooting from 10 to 11; Wed., Jan. 18 social and open house.

11. RESIDENT INPUT:

- a) Ray Rudich (#302): extended apology for prior comment about misinformation in Accents; asked why R&L trailer is allowed to park in CC lot. A: permission to park granted in return for high priority in scheduling roof repairs.
- b) Denise Maines (#84): reported issues with response times and antiquated methods with Harlan Domber, and suggested the office consider using a different attorney.
- c) Phil Graham (#480): suggested the Board consider changing the agenda for Board meetings to allow comments from residents once a topic is introduced; commented on Finance / Golf presentation re capital expenses, budgeted losses and change in accounting for depreciation.
- d) Marilyn Moran (#227): commented on volume of traffic in the Park and problems with vehicles parked on both sides of the street.
- e) Victor Gartner(#711): commented on pieces of foam from perimeter wall in areas outside of Maple Leaf and suggested it is MLE's responsibility to clean it up. Mitch will look into it, although he believes the County will clean up the roadsides.
- f) Don Mac Donald (#989): commented on speeding in the Park and that many are delivery vehicles.
- g) Dave Zakikian (#19): commented that residents are also speeding; also reported that previous Board did interview other attorneys and prices were double compared to Domber; turnaround time also includes processing background checks, title searches, etc.
- h) Nancy Bower (#1114): reported issues with large trucks backing up when unable to exit via back gate; requested more visible sign on Queensway.
- i) Linda LeClair (#787): alerted pedestrians and bicyclists to be aware of surroundings, distracted by earbuds and phones.
- j) Guy Papineau (#651): asked whether the Board voted to approve the increase in the certificate price. A: Yes.
- k) Linda Matthews (#596): asked for convex mirror to be replaced soon at main gate to avoid collisions with bikes.
- l) Martin Smyth (#910): asked about the rationale for increase in certificate price.
- m) Phil Graham (#480): requested that future budgets include comparison to prior year.

Meeting Adjourned at 11:23 a.m.