

# MAPLE LEAF HOMEOWNERS' MEETING MINUTES

MONDAY – APRIL 3, 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.

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1. WELCOME TO NEW HOMEOWNERS: John Blasdell and Rob Chang (#442).
2. MINUTES: The minutes of March 6, 2023 were accepted as distributed.
3. MESSAGE FROM THE PRESIDENT Mike Rooney: last homeowners' meeting of the season; summer coffees on second Wednesday of each month through October; committee chairs and mandates completed; insurance proceeds \$250k received, another \$1M pending; working on capital expense priorities, dependent on insurance; new lot rents and golf fees to be presented at June 19 Board meeting via Zoom webinar, instructions to follow. /
4. REAL ESTATE REPORT by Vickie Teel: thanked volunteers and coordinator Cindy Shannon; good market this summer with serious buyers; 23 sold, 13 for sale, 17 pending; sellers should leave CenturyLink equipment in the home; MLE sales office agents are the only ones who pay commission to the corporation; appreciate your support.
5. GENERAL MANAGER'S REPORT by Mitch Krach: foreclosures completed, one more scheduled in May; Di Severns is replacing Debi Lavender-Coates in the Park office, background in real estate and community management; expect to receive additional \$1M insurance payout soon; re seawall near CC – pipes are not aligned and need to be repositioned not relined; perimeter wall permit is in process; end of April deadline for homeowners to clean up their property otherwise MLE will complete and bill to owner; for snowbirds – secure items, complete absentee form, register email address with office; arrange for lawn and lot maintenance; Queensway will close early May except for Library; hope to complete woodworkers building and pickleball courts over the summer; golf course and Sandbar will be closing on Wednesdays in May; Pro Shop merchandise sale starts Wednesday.
6. COMMITTEE REPORTS: none.
7. CLUB REPORTS:
  - a) Merrymakers, Connie Labbe (#11): 102 residents participated in shows, all 4 shows sold out; donated \$500 to Communications Club; \$100 to Garden Club.
  - b) Newcomers Gathering, Connie Labbe (#11): Thursday at 10 a.m. in Charlotte Center; looking for committee volunteers.
  - c) Yoga, Karen Binding (#675): previously donated \$400 to tree fund; donated \$250 to Computer Club and \$250 to Library for restoration.
  - d) Tennis, Greg Freeman (#793): donated \$2,000 to tree fund.
  - e) Art Club, Linda Wiltfond (#535): spent \$610 for new kiln; donated \$1,800 to refurbish the Library, \$200 from quilt group; donated \$50 to Computer Club; \$100 to Communications Group; all information on Facebook page.
  - f) Free Weights, Jeff Papiez (#793): donated \$500 to tree fund.
  - g) Garden Club, Jolene Scofield (#678): upcoming presentation on orchids; bring plants to repot.
  - h) Flea Market, Tim Redmond (#863): reported \$25,200 in tree fund, thank you to everyone!
8. RESIDENT INPUT:
  - a) Gary King (#866): commented on expectations for perimeter wall, security and privacy and requested Board consider adding an additional wall section. Will be addressed in 2024 capital plan.
  - b) Enid Lunt (#14): requested additional details on new perimeter wall. Will be similar to existing wall but 8' high.
  - c) Jane Close (#678): suggested there be additional handicap parking spaces added; reminder to all to display tag.
  - d) Marilyn Moran (#227): asked about watering new sod areas; irrigation not working.

- e) Naida Johnson, (#711): provided a correction to the minutes of the last meeting.
- f) Chris McCooe (#129): concurred with comments about sod not being sufficiently watered, reported to office several times.
- g) Philip Scott, (#472): reported the shower at the Queensway pool was dirty and not functioning well.
- h) Mitch Krach reported the Charlotte pool heater has been given priority by manufacturer, “next in line.”
- i) Doug McCall (#116): asked about staffing and the distribution of gratuities in the Country Club.
- j) Joan Young (#392): asked about plans for replacing/repairing chain link fence.
- k) Debra Tamburro (#384): reported on a trespassing situation; Mike advised her to call the police.
- l) Connie Labbe (#11): thanked Mitch for his help with Queensway storage.
- m) Enid Lunt (#14): thanked the staff for all they do for Maple Leaf.

Meeting Adjourned at 10:18 a.m.