

Meeting Minutes from March 14, 2016

Carefree Club, Inc.

Present: Erich Bauer, Jess Carrasquillo, Sandra Carrasquillo, Jamie Hawkins, Beverly Huldeen, Patrick McMahon (departed at 7:41pm), Ellen Morrow, Renee-Ann Pikulik, Linda Stemnock, Steve Stemnock, Josh Wisby, Steve Wisdom

Guests: Karen Gaebin, Andrew Hart, Naomi Lantrip, Harold Shaeffer, Andy Stephens

Absent: Jenaca Tilson

Minutes from March 2016 meeting: Motion to approve as corrected, seconded, and passed unanimously.

Items from President: Jess wants minutes from the special meeting attached to the March 14 meeting minutes. Jess passed out the updated Carefree Club Board Member contact list.

Reserve Study: For the special meeting held on February 29th, 60% of eligible members to vote will constitute a quorum, and two-thirds need to approve dues increase proposal to pass. Despite the significant number of people who attended the informational meetings, the number of ballots cast fell short of the number of needed to achieve quorum. Our By-Laws stipulate that 60% of members in good standing are required to cast a ballot to achieve quorum. If a quorum is not achieved at the first meeting, the By-Laws further stipulate that a second request for ballots may be presented to the membership; however the total number of ballots that are required to achieve quorum is reduced by one half. Until quorum is achieved, the measure has neither passed nor failed. With that being said, board members came to an agreement to send out a second request for ballots and to hold an additional informational meeting. This additional informational meeting will share the same information that was presented at the meetings held in February. The additional informational meeting is scheduled at the Clubhouse on March 22 at 7:00pm. Please arrive at 5:00pm to set up the presentation. The special meeting to count the ballots is scheduled for April 4 at 7:00pm. In addition to the board members attending tonight's meeting, five non-board members also attended the meeting. Three of the five were interested in joining the board and they were asked to introduce themselves and share why they are interested in joining the Carefree Board. There are currently 2 vacant spots to be filled and a vote was taken. The two people that received the most votes were Andrew Hart and Naomi Lantrip. Andrew Hart replaced Clara Spenny and Naomi Lantrip replaced Emily Stage-Meyer. Both Andrew and Naomi will be on the next ballot for re-election.

Corporate Secretary's Report: Five past due properties were taken to small claims court and 1 more was collected. The total amount of unpaid dues is now under \$10,000. Three lots/members that paid the special assessment of \$600 and then it was voted to drop the special assessment dues and we discussed looking at refunding part of that back to those three members. A prior discussion at a

previous board member meeting took place about this subject and Linda is going to look back at the meeting minutes when this was originally discussed to determine what, if anything, was decided on the subject of refunding part or all of the special assessment for these lots/members. Sandra is on schedule with the pool tags and she plans to send the pool dues letters after the April 4th special meeting.

Treasurer's Report: We collected \$1,900 from dues in February and picked up a couple real old ones. Republic has a \$9 container refresh charge and was asking if we are going to keep paying this. Steve will call Republic about this fee. Kitchen remodel items keep reducing. Small claims and leins noted. Lifeguards are already set for the 2016 summer season and Renee-Ann will attend the employee orientation meetings to make sure that they bring their valid picture I.D. and SSN to prepare their employment packages. Tax Return was mailed today, March 14, 2016. Motion to accept the financial reports passed unanimously.

Committee Reports

Pool: The repair of the concession building was completed and the total bill was \$560. 2014 repairs came out of contingency. Linda is looking to have the expense come out of contingency instead of the pool. All the guards are in place. More tiles have come off the baby pool and the patch jobs that Steve and Linda have done are not going to hold. They are currently getting estimates to repair, repaint and retile. The main pump for the big pool can either be rebuilt or replaced. Rebuilding is about 1/3 the cost of replacing with new. Chemical lines were leaking and Jason from Rogers pools will be fixing the issue.

Grounds: Patrick reported that he received 4 proposals and he has chosen DeBaun and Sons. We need someone to take over maintenance of the island and Patrick will try and post something to Nextdoor.

Newsletter: Question was brought up wanting to know if we can add the special edition newsletter as an attachment to the emails.

Clubhouse: One night a week that the clubhouse is not being used, carefree residents are interested in holding Zumba classes for 1 hour. Members and members' friends are welcome. \$10.00 per person would be charged for the class in which ½ would go to the instructor and ½ towards the clubhouse rental. We, as a board have to be careful when considering these types of scenarios due to the liability issues. Motion to move forward; majority Yes and one No.

Web/Swim Team: Continuing to work more on the database and trying to get a handle on the emails. Erich is currently getting a 40% rejection rate and needs to have correct email addresses. Erich will get with Linda regarding what is causing the errors. We need to be able to email directly from the database to be more efficient. He put a read receipt on the email being read and he's getting a very small amount. Renee-Ann asked if it could be that they are going to their Junk folder as spam. On the Carefree website Erich will move Josh to board member and put Beverly for Activities. Linda will be sending the 2016 Pool Rules for Erich to post. Erich is looking to add contact information for the Crime Watch.

Activities: Easter is March 27 and we have a lot of plastic Easter eggs for this year and she is asking for volunteers to fill the Easter eggs with candy. Crime Watch meets March 15. An ice cream social is scheduled opening day of the pool, May 28 between 2pm-4pm. For the annual Pool Party, Steve will be working with the rest of the band and sound man about dates. Hog Roast may be moved to an earlier date of August 27. Community Garage Sale is scheduled June 4. The swim team has a conference on Wednesday and their 2016 schedule runs from June 6 to July 24. In the process of getting coaches together and Erich wants figures on the transactions.

Next meeting is Monday, April 11, 2016 at 7:00 p.m.

Motion to adjourn made at 8:47 p.m., seconded and passed unanimously.

Submitted by Jamie Hawkins, April 11, 2016