



AGENDA

Carefree Club Board Meeting

July 8, 2025

7:00PM – Carefree
Clubhouse

CALL TO ORDER	Attendance: Please use sign-in sheet. <u>2024-2025 Carefree Club Board of Directors</u> ☒ Matt Randall - President ☐ Ashley O'Neal - Vice President, Clubhouse ☒ Kristie Kitchen - Corporate Secretary, Pool Chair ☐ Robert Overton - Treasurer ☐ Jim Grimes - Grounds Chair ☒ Catie Zenor - Activities Co-Chair, Finance Cmte ☒ Lori Burns - Activities Co-Chair ☒ Miriam Smith - Newsletter and Website Chair ☐ Mandi Foxworthy - Board Member ☒ Matthew Johnson - Board Member ☒ Nathan Lewis - Board Member ☐ Joseph Strauch - Board Member ☒ Angela Tucher - Board Member 7 of 13 members required for quorum <u>Facility Manager</u> ☒ Mark Baranko - Facilities Manager/Swim Team <u>Guests</u> Janet Hendel Mary Davis	Presiding Officer
Q&A NOTE	Q&A held at the end of the board meeting as time allows. Please submit questions to the presiding officer BEFORE the start of the meeting.	Presiding Officer
MINUTES	Vote for approval of June 2025 Minutes • Kristie motioned to approve June minutes • Angela 2nd, minutes approved by board.	Presiding Officer

NEXT MEETING	August 12, 2025 - 7:00pm, Clubhouse	All
BOARD REPORTS		
PRESIDENT	• Election readiness and annual meeting • 2026 Swim team policy draft to board	Matt Randall
VICE PRESIDENT	• • Returning Board Members & 2025 Ballot ○ I need bios for the ballot of those who wish to remain a board member. ■ Jim Grimes (2023-2025) ○ Approx. \$950.00 for each time we send a mailing. ○ Review DRAFT Ballot & Markup ○ Reviewed the ballot, change date to Tuesday Sept 16 • Special Assessment discussion on the Tennis Courts? ○ Cost for special assessment and/or reserve study vs. expenses (pros/cons) ○ Capital Expenses YTD: \$1,681.11 (ADA Chair Lift) we have some money we can spend to improve the facilities, can we make a plan to do something to hit the books before the end of the year? I.e., pool chairs ○ Tabled with no new information, except new chairs and tables were ordered and soon delivered ○ August meeting will be dedicated to discussing tennis courts	Ashley O'Neal
SECRETARY	Delinquency and Collections Update – As of June 4, 2025 • We had 38 members pay their delinquent dues • There are 7 members who I have sent to KSN for collections on July 3. • 2 members have court hearings in July • 1 member is going to be foreclosed in a Sheriff's sale for 5 years of non payment of dues. • We are in the process of gaining a new member/property this week. I am just waiting for the	Kristie Kitchen

	return form from the clerk's office to verify it has been recorded. Late fees collected for 2025: \$1848.74 ADA donations collected for 2025: \$938.23 Pavilion donations collected for 2025: \$835.62 Lights & Signs donations collected for 2025: \$712.40 Reserves donations collected for 2025: \$712.40 • 12 properties have sold and changed ownership since May. • Member Mary Davis was present and wanted to ask about emails not being received and late dues.	
TREASURER	• June report • Tabled for August, Robert is not present	Robert Overton
POOL CHAIR	Pool Operations Update – July 2025 • I ordered 15 new pool chairs on June 30th, total with freight and taxes: \$5860.82 • I ordered 3 fold up picnic tables from ULine on June 30th, they arrived on July 2nd. Total with tax and freight: \$1299.46 • Total spent from reserves/capital expense/reserve study: \$7160.28 approved in June meeting. • Mark ordered and installed the water leveler: \$740.72 capital expense that was approved in June. • The lifeguards had their first in-service training that went well, and the first guard after hours party that also went well. • We began naming a guard of the week, which seems to help morale, although guards seem happy and satisfied with their jobs. • We had the first membership adult swim after hours, that was on a perfectly warm night and all enjoyed	Kristie Kitchen

	it. The music selection by Catie was awesome. Members expressed their gratitude and want more. Miriam, please send an email to membership with the next 2 dates, July 19th and one in August. While I was on vacation, members expressed to Angela and Miriam that they would like the pool to stay open until 9. I took an informal poll on Facebook, which was unanimous that people would use the pool until 9, (with many other requests that we can table for next year) So starting July 5th, we began staying open until 9pm. (Fits payroll budget, by adding about \$1300 to payroll expenses.) All weekly water samples so far have come back clean and in compliance. For Mark: Are you going on vacation between now and pool closing? If so, what is the plan for coverage? • Mark has a vacation scheduled and plans to get a head guard to help him monitor chemicals while he is away. • We have had a Guard of the week since June, Kristie will forward the names and info for Miriam to post on Carefree Club facebook. • Catie will make a flyer with the dates for the next 2 adult swims, and get an email out to membership.	
CLUBHOUSE CHAIR	INCOME YTD PROJECTIONS (based on bookings): • Scheduled bookings YTD \$: \$10,539.12 • Scheduled bookings YTD taxes: \$725.90 • Scheduled bookings YTD Square profit: \$37.51 • Ashley not present	Ashley O'Neal
GROUPS CHAIR	• Asphalt - Patch job update- no response from vendors, Called Rick's Courts for a quote-no response, No on site visit from any vendor yet. • I cannot be at July meeting-family vacation • Jim is not present.	Jim Grimes
ACTIVITIES CHAIRS	• Community Day combined with First Open Pool Day • Emily Pender updates the sign. • Start planning for the July 4th celebration	Lori Burns Catie Zenor

	• July 19th and August 23 next 2 Adult after hours swims • 4th of July went well, Catie making a list of needs for next year. • Hamburgers and Hot dogs left over in freezer in the guard shack. • Next year for the garage sale, just going to do QR code and no paper maps.	
NEWSLETTER AND WEBSITE CHAIR	• Planning next newsletter for end of month	Miriam Smith
FACILITY MANAGER	• Facility Manager Report • If you need anything please contact Mark Baranko (812) 361-8247 • Improvements on tracking purchases ◦ Google Doc for all Facilities We are changing the way Facility Manager stipend is paid. Matt will draw up a new contract terminating current plan, and change to paying Mark's company for the position. BOH visited- need to fix small things like the drain cover by the drinking fountain needs repair. Cameras have internet connectivity issues.	Mark Baranko
SWIM TEAM	• Carefree Crocs Operating Budget • Registrations lower than expected so far • Ice cream social, end of the year party and all swim will be Friday 7/11 • Conference meet at Decatur on 7/12	Mark Baranko
CAPITAL EXPENDITURES Jan 1 balance: \$190,282.97	Capital Expenses for 2025: Improvement Project up to 5% of the annual maintenance assessment requires a majority of the quorum (7 of 13 board members) for approval: \$9,455.35	

	Improvement Project between 5% & 10% of the annual maintenance assessment requires 2/3 majority of the board of directors approval: \$18,910.70 Improvement Project in excess of 10% of the total annual maintenance assessment requires 2/3 of the members who vote in person or by proxy at a meeting for this purpose Improvement Projects in the same year in accordance with 1-3 above shall not be more than 10%: \$32,148.19 40% of the Reserve Fund limit on Improvement Projects (based on the balance of the Reserve Fund on January 1, 2024- \$88,992.09): \$76,113.19 TOTAL SPENT (to date x4099): \$1,681.11 (ADA Chair Lift)	
UNFINISHED BUSINESS	- Capital Improvement Policy - Ongoing - Treasurer will recommend expenditure limit and requirement for multiple quotes - Component Inventory Update - Ongoing 2025 budget includes cost of update - Firm identified for initial outreach	Presiding Officer
NEW BUSINESS	- Pool chairs replacement - Revision of Declarations with Attorney? (Kristie) - Not right now, maybe in the future, not an emergency. Kristie will ask Zac Cronkite, attorney, for pricing. - Current by late do allow electronic voting - New email/database? (Kristie) - The club technology does need to be on an updated platform (Google or something like it). Matt will double check with Mike for 2026. - We shouldn't have to pay a database management company for our needs. (Google business account?)	Presiding Officer

Q&A		Presiding Officer
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ADDITIONAL DISCUSSION ITEMS SUBMITTED:

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