



# AGENDA

<b>Carefree Club Board Meeting</b>	<b>June 9, 2025</b>  <b>7:00PM – Carefree Clubhouse</b>
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<b>CALL TO ORDER</b>	<p><b>Attendance:</b> Please use sign-in sheet.</p> <p><b><u>2024-2025 Carefree Club Board of Directors</u></b></p> <p>             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           </p> <p>7 of 13 members required for quorum</p> <p><b><u>Facility Manager</u></b></p> <p>Mark Baranko - Facilities Manager/Swim Team</p> <p><b><u>Guests</u></b></p>	<b>Presiding Officer</b>
<b>Q&amp;A NOTE</b>	<p>Q&amp;A held at the end of the board meeting as time allows. Please submit questions to the presiding officer <b>BEFORE</b> the start of the meeting.</p>	<b>Presiding Officer</b>
<b>MINUTES</b>	<p>Vote for approval of <a href="#">May Meeting Minutes</a></p> <ul style="list-style-type: none"> <li>• Motion to approve, Miriam</li> <li>• 2nd Angela</li> <li>• Minutes Approved</li> </ul>	<b>Presiding Officer</b>
<b>NEXT MEETING</b>	<p><b>July 8, 2025 - 7:00pm, Clubhouse</b></p> <ul style="list-style-type: none"> <li>• <b>confirmed</b></li> </ul>	<b>All</b>

BOARD REPORTS		
PRESIDENT	<ul style="list-style-type: none"> <li>• Election readiness and annual meeting</li> <li>• Matt understood the meeting was outside of a monthly board meeting. It was clarified that it could also take place during a board meeting.</li> <li>• 2026 Swim team policy conversation ongoing</li> <li>• There is the swim team policy in effect, a document was created months ago, Matt and Mark will continue to discuss.</li> </ul>	Matt Randall
VICE PRESIDENT	<ul style="list-style-type: none"> <li>• <b>Treasurer Questions:</b> <ul style="list-style-type: none"> <li>○ x5395 Pool Water - Each Month there is a \$51.05 charge to this account, why?</li> <li>○ The tabs on the Expenses document (reserve fund, payroll, etc) all have 2024, 2023 numbers. Can we at least keep the reserve fund numbers up to date?</li> <li>○ Are the numbers below for Capital Expenses Rules correct?</li> </ul> </li> <li>• <b>Returning Board Members &amp; 2025 Ballot</b> <ul style="list-style-type: none"> <li>○ I need bios for the ballot of those who wish to remain a board member. <ul style="list-style-type: none"> <li>■ Kristie Kitchen (2023-2025)</li> <li>■ Jim Grimes (2023-2025)</li> <li>■ Catie Zenor (2023-2025)</li> <li>■ Lori Burns (2023-2025)</li> <li>■ Joseph Strauch (2023-2025)</li> <li>■ Nathan Lewis (2023-2025)</li> <li>■ Angela Tucher (2023-2025)</li> </ul> </li> <li>○ Approx. \$950.00 for each time we send a mailing.</li> </ul> <p>All board members up for re-election stated they would be on the ballot and run again. Ashley NEEDS bios for all that are running for a board seat.</p> </li> <li>• <b>Special Assessment discussion on the Tennis Courts?</b> <ul style="list-style-type: none"> <li>○ Cost for special assessment and/or reserve study vs. expenses (pros/cons)</li> <li>○ Capital Expenses YTD: <b>\$1,681.11 (ADA Chair Lift)</b> 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 <ul style="list-style-type: none"> <li>○ Tabled for July or special meeting</li> </ul> </li> </ul> </li> <li>• <b>Reviewing the Agenda/Treasurer Report for June (May Purchases):</b> <ul style="list-style-type: none"> <li>○ We've only spent \$99.49 for chemicals so far?</li> </ul> </li> </ul>	Ashley O'Neal

	<ul style="list-style-type: none"> <li>None of the June "actual" income is reported for May on the June Treasurers Report - does Robert need to make updates?</li> </ul>	
<b>SECRETARY</b>	<p><b>Delinquency and Collections Update – As of June 4, 2025</b></p> <p>On May 27, Kristie mailed out <b>44 delinquent notices</b>.</p> <ul style="list-style-type: none"> <li><b>13 members</b> have either paid or reached out to discuss payment.</li> <li>The notice stated that accounts not resolved by <b>July 1</b> will be turned over to collections.</li> </ul> <p><b>Foreclosure Activity:</b></p> <ul style="list-style-type: none"> <li>One property that had been delinquent for <b>6 years</b> and was headed to a Sheriff's sale paid in full on <b>May 27</b>.</li> <li>One other property remains in foreclosure proceedings and may proceed to a Sheriff's sale if no contact or payment is received.</li> <li></li> </ul> <p><b>Legal Action – 2023/2024 Accounts:</b></p> <ul style="list-style-type: none"> <li>Two properties are scheduled for court dates on <b>July 11</b> and <b>July 23</b>, respectively.</li> <li>These accounts will also include 2025 dues as part of the legal process.</li> </ul> <p>Once these cases are resolved, we will be left with only <b>2025 delinquent accounts</b> — currently <b>31</b> members who have not paid or initiated contact from the May 27 letters.</p> <p><b>Donations Summary (YTD through June 4, 2025):</b></p> <ul style="list-style-type: none"> <li><b>Reserves:</b> \$407.79</li> <li><b>Lights &amp; Signs:</b> \$712.40</li> <li><b>ADA Chair:</b> \$938.23</li> <li><b>Pavilion:</b> \$835.62</li> </ul>	<b>Kristie Kitchen</b>

	<ul style="list-style-type: none"> <li>● <b>Late Fees Collected:</b> \$1,356.63</li> <li>● Question from board member: What is our TOTAL over the years collected from donations? -Robert will look into this for next month.</li> </ul>	
<b>TREASURER</b>	<ul style="list-style-type: none"> <li>● April Report - Held from last meeting for approval</li> <li>● May Report</li> <li>● Both April and May minutes were approved with a motion by Matt and 2nd by Nathan.</li> <li>● Ashley asked about the \$55/month meter charge.</li> <li>● Matt asked if we could change the date to coincide with other water payments?</li> <li>● Robert's todo list for July: <ol style="list-style-type: none"> <li>1. Update swimteam section on the budget spread sheet.</li> <li>2. Update the assessment amount from 351.50 to 2025 amount \$361.69</li> <li>3. Removal # under capital expenses</li> </ol> </li> </ul>	<b>Robert Overton</b>
<b>POOL CHAIR</b>	<p><b>Pool Operations Update – June 2025</b></p> <p>We had a <b>rough start to the season</b> due to cooler temperatures, but the guards and I stayed in constant contact to make decisions about whether to open. Miriam and I kept both the <b>Facebook page and website</b> updated regularly with opening and closure info.</p> <p>Now that the <b>weather has improved</b>, the pool has been <b>busy and running smoothly</b>, even with many <b>new guards and head guards</b> on staff this year.</p> <p>Our <b>first guard appreciation party</b> of the season is scheduled for <b>June 28</b>, after hours. 8:30 PM -11pm.</p> <p><b>Water aerobics</b> is being offered by one of our returning guards, <b>Maddie</b>, at the following times:</p> <ul style="list-style-type: none"> <li>● <b>Monday, Tuesday, Thursday, Friday:</b> 11:00 AM – 12:00 PM</li> <li>● <b>Tuesday &amp; Thursday evenings:</b> 5:00 PM – 6:00PM</li> <li>● Attendance was a bit low last week as members are still adjusting to the new schedule — and likely waiting for the water to warm up!</li> <li>● Miriam will put the schedule on Facebook and Website to try to gain more interest. With warmer weather, pool will warm and more will come as well.</li> </ul>	<b>Kristie Kitchen</b>

	<p>New pool chair update: we have quotes</p> <ul style="list-style-type: none"> <li>• Discussion of pool chairs became new business.</li> <li>• In the reserve study from 2016, chairs are on a multi year plan to be replaced without having to make it a capital expense, but a reserve purchase.</li> <li>• Currently we have about 100 chairs and we have lost about 10 due to damage/use/wear/tear</li> <li>• IN the reserve study item #755 states: tables, chairs, and umbrellas- a certain % needs to be replaced every few years, 6 year life cycle per study.</li> <li>• Matt and Ashley did the math and figured out we could purchase 15 chairs and 3 tables this year under the Reserve capital expenditure, up to \$7,000for pool furnishings.</li> <li>• Matt motioned to approve the expense, Ashley 2nd, unanimous vote by voice to approve 15 new chairs and 3 tables now.</li> </ul> <p>All <b>weekly water samples</b> so far have come back <b>clean and in compliance</b>.</p>	
<b>CLUBHOUSE CHAIR</b>	<p><b>INCOME YTD PROJECTIONS (based on bookings):</b></p> <ul style="list-style-type: none"> <li>• Scheduled bookings YTD \$: \$9,642.10</li> <li>• Scheduled bookings YTD taxes: \$663.00</li> <li>• Scheduled bookings YTD Square profit: \$30.20</li> </ul> <p><b>We kept a deposit for a clubhouse rental on 05/17/25.</b></p> <ul style="list-style-type: none"> <li>• Renter is not deeded - they rent the house</li> <li>• Do we need to consider future rentals of non-deeded owners?</li> <li>• Approved to raise rental fees of clubhouse on Jan. 1 if person is a renting a house from a member.</li> </ul>	<b>Ashley O'Neal</b>
<b>GROUNDS CHAIR</b>	<ul style="list-style-type: none"> <li>• Asphalt - Patch job update</li> <li>• Company came out today June 9th, sending estimate</li> <li>• Update on courts</li> <li>• 2 companies coming out for onsite visit for pickle ball court suggestions</li> <li>• Nathan gave Jim name of Rick's Courts to also call and get estimate from.</li> <li>• Community Day/Mulch</li> <li>• No discussion</li> </ul>	<b>Jim Grimes</b>

<b>ACTIVITIES CHAIRS</b>	<ul style="list-style-type: none"> <li>Community Day combined with First Open Pool Day</li> <li>Another weather issue, cold first day, but went ahead with events, went well.</li> <li>Emily Pender updates the sign.</li> <li>Start planning for the July 4th celebration</li> <li>Cookout on Friday July 4th 12-2, Parade 10:00am</li> <li>Adult swims are back on the calendar! The dates will be 6/27, 7/19, and 8/2 will be a back to school family swim 4-8 and adult swim 8-11. We will use the Sonos system to play music and cross our fingers for decent weather!</li> </ul>	<b>Lori Burns</b> <b>Catie Zenor</b>
<b>NEWSLETTER AND WEBSITE CHAIR</b>	<ul style="list-style-type: none"> <li>Planning next newsletter for end of month</li> </ul>	<b>Miriam Smith</b>
<b>FACILITY MANAGER</b>	<ul style="list-style-type: none"> <li><a href="#">Facility Manager Report</a></li> <li>We received a revised chemical bill today, it is down to \$3200</li> <li>We have a problem keeping the water level, due to splash out and evaporation, so we are losing water and constantly needing to add water. Water level needs to be kept at the same level. Mark wants to purchase a "Jandy" water leveler for \$700 . Matt made the motion to approve capital expense. Kristie 2nd, unanimous vote to approve purchase.</li> <li>If you need anything please contact Mark Baranko (812) 361-8247</li> <li>Improvements on tracking purchases <ul style="list-style-type: none"> <li>Google Doc for all Facilities</li> </ul> </li> </ul>	<b>Mark Baranko</b>
<b>SWIM TEAM</b>	<ul style="list-style-type: none"> <li><a href="#">Carefree Crocs Operating Budget</a></li> <li>Registrations lower than expected so far</li> <li>Registration looking better now that we are closer to starting. Leaving sign up for first couple of weeks of lessons to gain more students.</li> </ul>	<b>Mark Baranko</b>
<b>CAPITAL EXPENDITURES</b> Jan 1 balance: \$190,282.97	<b>Capital Expenses for 2025:</b> Improvement Project up to 5% of the annual maintenance assessment requires a majority of the quorum (7 of 13 board members) for approval: <b>\$9,455.35</b> Improvement Project between 5% & 10% of the annual maintenance assessment requires 2/3 majority of the board of directors approval: <b>\$18,910.70</b> 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	

	<p>Improvement Projects in the same year in accordance with 1-3 above shall not be more than 10%:  <b>\$32,148.19</b></p> <p>40% of the Reserve Fund limit on Improvement Projects (based on the balance of the Reserve Fund on January 1, 2024- \$88,992.09): <b>\$76,113.19</b></p> <p><b>TOTAL SPENT (to date x4099): \$1,681.11 (ADA Chair Lift)</b></p>	
<b>UNFINISHED BUSINESS</b>	<ul style="list-style-type: none"> <li>Capital Improvement Policy - Ongoing <ul style="list-style-type: none"> <li>Treasurer will recommend expenditure limit and requirement for multiple quotes</li> </ul> </li> <li>Component Inventory Update - Ongoing <ul style="list-style-type: none"> <li>2025 budget includes cost of update</li> <li>Firm identified for initial outreach</li> </ul> </li> </ul>	<b>Presiding Officer</b>
<b>NEW BUSINESS</b>	<ul style="list-style-type: none"> <li>Pool chairs replacement</li> <li>See pool chair report</li> </ul>	<b>Presiding Officer</b>
<b>Q&amp;A</b>	<ul style="list-style-type: none"> <li></li> </ul>	<b>Presiding Officer</b>

**ADDITIONAL DISCUSSION ITEMS SUBMITTED:**

1.