



MINUTES

Carefree Club Board Meeting	September 9, 2025 7:00PM – Carefree Clubhouse
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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 a quorum <u>Facility Manager</u> ☒ Mark Baranko - Facilities Manager/Swim Team <u>Guests</u> Marjorie Aprile Will Hendel	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 August 2025 Minutes • Motion to approve Jim Grimes, 2nd Lori Burns • August Minutes approved unanimously	Presiding Officer

NEXT MEETING	(To Be Decided)	All
BOARD REPORTS		
PRESIDENT	● 2026 Swim Team Policy Discussion; Vote during New Business ● There was much discussion regarding the 2026 Swim team Policy. ● New policy needed, to ensure the 50 year practice of Carefree Crocodiles exists in the future, no matter who is on the board of either entity. ● The timing for their budget is due in April to the board. ● The document was created for the club to understand the relationship with the swim team, and that the swim team is a board committee. ● The swim team is NOT making a profit; sponsors need to understand that their donations go towards the Carefree Club facilities, so that the swim team has a place to practice and have swim meets. ● Any capital expenditures made by the swim team, go through the Carefree Club Board of directors. The swim team can make suggestions, but can not make a purchase. ● Motion to approve Matt, 2nd by Angie and approved unanimously ● Election of officers (see new business) ● Recap of IN American Water instructions ● Matt restated that NO ONE should be touching the water meters except IN American Water, per their visit in July and phone call. ● Mark (facilities manager) said he would call to have them turn off for the winter, since winterizing of the poo is complete. ● Mark clarified that 2 years ago, IN American Water shut 3rd meter off and Mark did not realize it was deactivated. Mark opens 2 to fill the pool, without realizing there was an inactive account. Mark	Matt Randall

	believes we owe IN American Water for 2 years worth of water for the pool fillings etc. • Mark will call to shut off and on when needed (1 serves clubhouse, 2 serve pool listed as "sprinkler") • Action step: Robert will take care of getting a bill for 3rd meter. • Consideration of stipend changes for 2026 • Matt believes that some officers do incredible amounts of work, in lieu of a management company and that they should receive a stipend. • Those officers are: Clubhouse Chair, Treasurer, Secretary and Pool Chair, to be considered when creating budget for 2026	
VICE PRESIDENT	• Ballot - Voting ◦ We have ballot counters lined up: Julie VanHorn, Renee Cornett & Chrissy Sturm ◦ Ballots counted we met Quorum per bylaws "10%of membership meets quorum for voting" Sec 5 Clause C ◦ There were 184 ballots returned. (Quorum is 54) ◦ Thank you counters for volunteering your time.	Ashley O'Neal
SECRETARY	Delinquency and Collections Update – As of September 4, 2025 • Robert did not have to go to the newer owner/member house to collect, as discussed in August. They responded to Secretary's many emails, on August 22, stating they had been in Alaska, but would drop a check in the box by Aug 27th. That didn't happen, but eventually she met Kristie at the clubhouse and handed her a check, including late fee. • We have one member that is on a payment plan. We have an agreement to pay \$50 on the 28th of each month. They are not making the payment on the date, but are making random payments at random times. I email at the beginning of each month reminding them of their obligation to our agreement, then they pay a lump sum (more than	Kristie Kitchen

	the agreed upon \$50) Their current balance due is \$190.64. • I may have solved the issue as to why many members have not received our mail. When the printing company sends out our mailings, they put the names and addresses through a database and many come back as moved. (then the printers change where they sent our letter) In the past, I didn't really check, because I thought they just mailed the address I sent them. With this last mailing, I asked a lot of questions and caught a lot of misaddresses, or they had changed to new addresses from the database. I corrected the list and sent it to the current owner, and those went through. Also, I am being more diligent in changing sold homes to new owners/members to keep the database updated. • No discussion of report from Secretary • Joseph had a neighbor ask if we could contact Bestway for better deals on trash collection; no one had suggestions. • Action step: Kristie has a contact she will call to inquire.	
TREASURER	• August report • Matt made a motion to approve August treasurer report, Joseph 2nd, approved by unanimous vote. • Robert made 2 new ledger codes: 4616 = future maintenance dues 4700= reimbursement for legal fees 4002 = member reserves income from maintenance fees • Pool chairs & new tables now in capital expenses on the ledger	Robert Overton
POOL CHAIR	Pool Operations Update – September 2025 • The season finished with cool weather and Labor Day was busier than Fri, Sat, or Sun of the weekend.	Kristie Kitchen

	- Unfortunately, we had to close the pool again for more algae during the hot days. Mark was out of town, unbeknownst to me when the issue began on Friday. We did open for 3 days with a light amount of algae. This made for a stressful weekend of having to decide if we could open or not. (Fri, Sat, Sun, Mon) We also had our guard in service during this as well. I need Mark, as the facility manager, to send a text or email to me letting me know when he is going to be out of town or away from the pool longer than 1 day. I also need to know the plan for who is taking care of the pool in his absence. If I knew, I could help out during that time, with my previous experience. - Mark believes this occurred due to a dirty sock in the vacuum. - I would like to give our 14 guards that were able to work until Labor Day a bonus for our thanks. Could we use the concession income after expenses, to give them each about \$200 bonus? - Unfortunately, we went over on payroll budget, so we are unable to make this happen this year.	
CLUBHOUSE CHAIR	INCOME YTD PROJECTIONS (based on bookings): - Scheduled bookings YTD \$: \$10,939.12 - Scheduled bookings YTD taxes: \$753.90 - Scheduled bookings YTD Square profit: \$42.20 - Replacement Plan: Furniture and TV - Expressed a need for a Smart Tv for the clubhouse. There is still money in the budget to make this happen. - Ashley also discussed raising the rental fees for the clubhouse for 2026 to help update the Clubhouse furniture. Agreed by board unanimously. Action Step: Purchase new TV before next board meeting (Ashley & Kristie)	Ashley O'Neal
GROUPS CHAIR	Asphalt - Patch job update- Will try and patch this week as the weather is warmer. Lots of kids at playground.	Jim Grimes

	- Picnic table gone. Lots of trash lately. - Matt suggested we keep up on the triangle at Leisure and Ramblin, even though it is county owned. Also, the landscape around the signs at County line and the sign at Fairview need to be maintained by the club.	
ACTIVITIES CHAIRS	- Emily Pender updates the sign. - leftover food for the annual meeting. - Summer events went well and were well attended - Looking at doing a Trunk-or-Treat for Halloween - Date: TBD - Trunk or Treat @ clubhouse parking lot: October 25th time TBD	Lori Burns Catie Zenor
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 - There were several issues with the pool systems during August; such as the activity pool fountains were down and the chlorinator was down; both were repaired by Facilities Manager. - Mark wants to get an estimate for a permanent solution regarding the leaks and cracks in the pool that are numerous. The water leveler that was installed early in the season helped identify that the pool needs some permanent repair, not just patching. Action step: Mark will get an estimate in the spring.	Mark Baranko
SWIM TEAM	Carefree Crocs Operating Budget - See Swim Team Policy discussion in President section of minutes.	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	- Election of officers - President - Matt Randall - Vice President - Ashley O'Neal - Treasurer - Robert Overton - Corporate Secretary - Kristie Kitchen - Committee Chairs - Pool - Kristie Kitchen - Clubhouse - Ashley O'Neal - Activities - Catie Zenor & Lori Burns - Grounds - Jim Grimes - Communications - Catie Zenor - Vote on Swim Team board policy Approved (see president's section)	Presiding Officer

Q&A		Presiding Officer

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

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