



MINUTES

Carefree Club Board Meeting	May 13, 2025 7:00PM – Carefree Clubhouse
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CALL TO ORDER	<p>Attendance: Please use sign-in sheet.</p> <p><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</p> <p>7 of 13 members required for quorum</p> <p><u>Facility Manager</u> Mark Baranko - Facilities Manager/Swim Team</p> <p><u>Guests</u> Claire Kittridge Janet & Will Hendel</p>	Presiding Officer
Q&A NOTE	<p>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.</p>	Presiding Officer
MINUTES	<p>Vote for approval of April Meeting Minutes Not approved, will approve next month</p>	Presiding Officer
NEXT MEETING	June 10, 2025 - 7:00pm, Clubhouse	All
BOARD REPORTS		
PRESIDENT	<ul style="list-style-type: none"> Facebook conversation on pickleball/courts 	Matt Randall

	<ul style="list-style-type: none"> ○ Discussion notes are located in the Q&A portion of these minutes. ○ Scheduling Annual Meeting for June 22 ○ Discussion: that is too soon, usually we do this in September ● Election readiness ● Dues letter feedback on corrections ● Swim team policy conversation ongoing 	
VICE PRESIDENT	<ul style="list-style-type: none"> ● Nothing new to report 	Ashley O'Neal
SECRETARY	<ul style="list-style-type: none"> ● All payments that have been sent in have been processed. We have 86 members that have not paid. I will be sending out a letter informing them that they owe a late fee, in the next week or so. ● Kristie processes payments daily, and deposits as quickly as she can. All money except 2 payments, have been deposited to date. 	Kristie Kitchen
TREASURER	<ul style="list-style-type: none"> ● April Report ● We did not approve yet, will Approve April report at June meeting, matt will email board a copy to view ● We had a lot of deposits, totaling \$1000,786 in assessment income in April. ● Donations for April: Reserves \$342 ● Lights & Signs about \$687 ● ADA giving about \$885 (covered what club paid out for the chair mounting and sales tax) ● PAV giving was about \$670 ● We did have ONE anonymous donor donate \$400 to PAV and \$400 for ADA! 	Robert Overton
POOL CHAIR	<ul style="list-style-type: none"> ● ADA chair is installed and ready to use! ● All guards have gotten their certification as of May 10th. ● Lifeguard orientation is May 14th ● Lifeguard set up day is May 21st ● I put the plants in all of the pots except the clubhouse plantars in the back. ● If anyone wants to take over water, I would be happy to pass that to you! - Miriam volunteered....thank you!! ● Concessions will be stocked prior to opening day. ● Pool opens May 24th!!! We will be ready! 	Kristie Kitchen
CLUBHOUSE CHAIR	<ul style="list-style-type: none"> ● Scheduled bookings YTD \$: \$6,900 ● Scheduled bookings YTD taxes: \$476.70 ● Scheduled bookings YTD Square profit: \$11.64 ● The weekends in the summer are nearly all booked. 	Ashley O'Neal

GROUPS CHAIR	<ul style="list-style-type: none"> Asphalt - Patch job incoming -called 4 vendors..waiting for quotes Community Day/Mulch - Look for info soon June 14th will be mulch delivery, need volunteers 	Jim Grimes
ACTIVITIES CHAIRS	<ul style="list-style-type: none"> Community Day combined with First Open Pool Day- Changed to "Egg"selent start to Summer (egg hunt) 10am, pool opens 11am, then ice cream social 12pm on May 24th. June 7th is shredding event for community, as well as neighborhood garage sale. Emily Pender updates the sign. 	Lori Burns Catie Zenor
NEWSLETTER AND WEBSITE CHAIR	<ul style="list-style-type: none"> Planning next newsletter for end of month 	Miriam Smith
FACILITY MANAGER	<ul style="list-style-type: none"> Facility Manager Report If you need anything please contact Mark Baranko (812) 361-8247 Improvements on tracking purchases <ul style="list-style-type: none"> Google Doc for all Facilities First Water Solutions bill coming was not correct, Mark will get corrected bill to us. Buddenbaum invoice is coming as well. Connected speaker system, it is live with microphone in the guard shack. In the facility manager's opinion, these items need analysis to replace: new deck chairs. Only about half are in good shape, look at previous recommendation from Mark for new chairs. 	Mark Baranko
SWIM TEAM	<ul style="list-style-type: none"> Carefree Crocs Operating Budget Registrations lower than expected so far (66 registered) First practice for swim team is June 2. First HOME meet is June 12th. Lesson are close to full, same instructors from last year 10 sponsors signed on Janet will email names to the secretary of members participating to verify current paid/past due status with club memberships annual maintenance dues 	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	

	<p>Improvement Project between 5% & 10% of the annual maintenance assessment requires 2/3 majority of the board of directors approval: \$18,910.70</p> <p>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> <p>Improvement Projects in the same year in accordance with 1-3 above shall not be more than 10%: \$32,148.19</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): \$76,113.19</p> <p>TOTAL SPENT (to date):</p> <ul style="list-style-type: none"> • \$1,681.11 (ADA Chair Lift) 	
UNFINISHED BUSINESS	<ul style="list-style-type: none"> • Capital Improvement Policy - Ongoing <ul style="list-style-type: none"> ◦ Treasurer will recommend expenditure limit and requirement for multiple quotes • Component Inventory Update - Ongoing <ul style="list-style-type: none"> ◦ 2025 budget includes cost of update ◦ Firm identified for initial outreach 	Presiding Officer
NEW BUSINESS	<ul style="list-style-type: none"> • 	Presiding Officer
Q&A	<ul style="list-style-type: none"> • Member (Claire Kittridge), was present to inquire about a specific pickleball court. Courts are in really poor shape. Could we do 1 pickleball and one tennis? • Conversations involved that would have to be a membership vote for a huge expenditure (had a previous quote to redo basketball court, it was around \$40,000 back in 2021. Could we vote to make it a special assessment? • Discussion was had that someone from the board needs to get a good plan and scope of the project with exact "wants" for the court. (Jim volunteered to look into it.) • If we do this, we also need to redo the fence (Mark) • Robert stated the reserve study needs to be conducted and updated before we move forward. 	Presiding Officer

	<ul style="list-style-type: none">• Jim will try to get quotes for basketball, pickleball, and tennis court resurfacing and painting.• Janet Hendel, member of the Carefree Club, and treasurer of the Crocodiles Swim team, who was present, requested that the guards get new whistles each season. (Kristie will order new packs and whistles)• Guards will need to purchase/replace their supplies if lost.• More discussion needs to be had after we get some quotes. (basketball, pickleball, and tennis)	
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ADDITIONAL DISCUSSION ITEMS SUBMITTED:

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