



# MINUTES

## Carefree Club Board Meeting

April 8, 2025

7:00PM – Carefree  
Clubhouse

<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> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Matt Randall - President</li> <li><input checked="" type="checkbox"/> Ashley O'Neal - Vice President, Clubhouse</li> <li><input checked="" type="checkbox"/> Kristie Kitchen - Corporate Secretary, Pool Chair</li> <li><input checked="" type="checkbox"/> Robert Overton - Treasurer</li> <li><input checked="" type="checkbox"/> Jim Grimes - Grounds Chair</li> <li><input type="checkbox"/> Catie Zenor - Activities Co-Chair, Finance Cmte</li> <li><input type="checkbox"/> Lori Burns - Activities Co-Chair</li> <li><input checked="" type="checkbox"/> Miriam Smith - Newsletter and Website Chair</li> <li><input type="checkbox"/> Mandi Foxworthy - Board Member</li> <li><input checked="" type="checkbox"/> Matthew Johnson - Board Member</li> <li><input type="checkbox"/> Nathan Lewis - Board Member</li> <li><input type="checkbox"/> Joseph Strauch - Board Member</li> <li><input checked="" type="checkbox"/> Angela Tucher - Board Member</li> </ul> <p>7 of 13 members required for quorum</p> <p><b><u>Facility Manager</u></b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Mark Baranko - Facilities Manager/Swim Team</li> </ul> <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="#">March Meeting Minutes</a></p> <ul style="list-style-type: none"> <li>• <b>Approved by unanimous vote</b></li> </ul>	<b>Presiding Officer</b>
<b>NEXT MEETING</b>	<p><b>May 13, 2025 - 7:00pm, Clubhouse</b></p>	<b>All</b>

BOARD REPORTS		
PRESIDENT	<ul style="list-style-type: none"> <li>Swim Team meeting will be scheduled for April</li> <li>Outreach from member for Instagram account</li> </ul>	Matt Randall
VICE PRESIDENT	<ul style="list-style-type: none"> <li>Nothing new to report</li> </ul>	Ashley O'Neal
SECRETARY	<ul style="list-style-type: none"> <li>Sorry for the lateness of dues letter, it was on all parts delayed (attorney, printing, mailing)</li> <li>A later due date ok?</li> <li>Board voted to delay the deadline/due date for 2025 dues to May 10th.</li> </ul>	Kristie Kitchen
TREASURER	<ul style="list-style-type: none"> <li>January Report (approval held from March)</li> <li>February Report (approval held from March)</li> <li>Motion to approve: Kristie</li> <li>2nd: Miriam</li> <li>Unanimous approval for Jan &amp; Feb treasurer reports</li> <li>March Report</li> <li>Motion to approve: Kristie</li> <li>2nd: Miriam</li> <li>Unanimous approval for March treasurer report</li> </ul>	Robert Overton
POOL CHAIR	<ul style="list-style-type: none"> <li>Guards all hired with training dates scheduled</li> <li>When are we putting out chairs and tables on pool deck?</li> <li>Mark and Kristie agreed that May 21 will be lifeguard work day 4-6pm to put chairs out and train for "day of show".</li> <li>Update on ADA chair?</li> <li>ADA chair has arrived at Jensen's. April 17th is the scheduled date for installation!</li> <li>We will have 2 payrolls for Lifeguards. It will be separated by Carefree Club guards vs. Swim team guards. Kristie will set up with Accupay.</li> </ul>	Kristie Kitchen
CLUBHOUSE CHAIR	<ul style="list-style-type: none"> <li>February rentals were light. We had three (3) rentals for all of February + our regularly scheduled events using the clubhouse during the week.</li> </ul>	Ashley O'Neal

	<ul style="list-style-type: none"> <li>Scheduled bookings YTD \$: \$6,900</li> <li>Scheduled bookings YTD taxes: \$476.70</li> <li>Scheduled bookings YTD Square profit: \$11.64</li> <li>The weekends in the summer are nearly all booked.</li> </ul>	
<b>GROUPS CHAIR</b>	<ul style="list-style-type: none"> <li>Community Day, Cleanup, Triangle, Parking lot.</li> <li>8 volunteers signed up for Community Day April 19</li> <li>Should we get signs for "No Trespassing"; "Residents Only" for the playground, basketball and tennis courts?</li> <li></li> <li>We need a paving company to repair the parking lot damage/pot hole; Ashley and Jim will get information on cost</li> </ul>	<b>Jim Grimes</b>
<b>ACTIVITIES CHAIRS</b>	<ul style="list-style-type: none"> <li>Community Day planning ongoing</li> <li>Community Day is APRIL 19th along with Easter Egg Hunt, still need donations of candy</li> <li>Emily Pender updates the sign.</li> </ul>	<b>Lori Burns Catie Zenor</b>
<b>NEWSLETTER AND WEBSITE CHAIR</b>	<ul style="list-style-type: none"> <li>Planning next newsletter for end of month</li> <li>Planning to send May Newsletter</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>Have been replacing receptacles and installing speaker system</li> <li>Gearing up to get pool open</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>Beginning balance for swim team needs funded</li> <li>Swim team registration opened Today!</li> </ul>	<b>Mark Baranko</b>

<b>CAPITAL EXPENDITURES</b> Jan 1 balance: \$190,282.97	<b>Capital Expenses for 2025:</b> <p>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></p> <p>Improvement Project between 5% &amp; 10% of the annual maintenance assessment requires 2/3 majority of the board of directors approval: <b>\$18,910.70</b></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%: <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):</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>Discussion on stipend pay. Stipends will be paid each month at the board meeting, for the previous month, effective today. No checks were written for stipends.</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.