



MINUTES

Carefree Club Board Meeting	May 14, 2024 7:00PM – Carefree Clubhouse
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CALL TO ORDER	<p>Attendance: All present please sign in on the sheet that is passed around.</p> <p>Board Attending (9 of 15): Mike Martin - President Matt Randall - Vice President Robert Overton - Treasurer Kristie Kitchen - Corporate Secretary Miriam Smith - Website Chair Lori Burns - Activities Co-Chair Angela Tucker - Board Member Nathan Lewis - Board Member Joseph Strauch - Board Member</p> <p>Club Members: Dr. Dick Huber Mark Baranko - Facilities Director/Swim Club Chair</p>	
Q&A	Guests submit the topics BEFORE the start of the meeting and we will block time at the end of the meeting, as time allows. Turn Questions in to Matt Randall.	
MINUTES	Vote/approval of April Meeting Minutes . Motion - Kristie Second - Joseph Approved by Voice Vote	Mike Martin
NEW BUSINESS	<ul style="list-style-type: none">• None	Mike Martin



OLD BUSINESS	<ul style="list-style-type: none">• None	Mike Martin
PRESIDENT	<ul style="list-style-type: none">• None	Mike Martin
VICE PRESIDENT	<ul style="list-style-type: none">• Board Member election recruitment will begin in June <p>Eight positions will be open this year</p>	Matt Randall
POOL CHAIR	<ul style="list-style-type: none">• I am looking forward to a great season at the pool, I think we have a really great group of guards this summer!• About half of the new guards were trained the first weekend in May and are ready to go after orientation next week!• We have received a lot of donations for ADA chair. We are closer to making this happen, our anonymous donator is still willing to make it happen!	Kristie Kitchen
CLUBHOUSE	<ul style="list-style-type: none">• Clubhouse Report• Future rentals: May: 12 rentals June: 14 rentals July: 4 rentals Aug: 2 rentals Sept.: 0 rentals Oct: 0 rentals Nov: 2 rental Dec: 11 rentals <p>Reports of large trash being left at dumpster. Recommendation to post on neighborhood feeds re: not for dumping.</p> <p>Renters have reported ants around perimeter. Mark committed to address.</p> <p>Assigned to Social Post: Miriam Smith</p>	Kristie Kitchen
GROUNDS CHAIR	<ul style="list-style-type: none">• The mowing issues have been resolved!	Jim Grimes



FACILITY MANAGER	<ul style="list-style-type: none">• Facility Manager Report• If you need anything please contact Mark Baranko (812) 361-8247 <p>Mark making purchases regularly, requested credit card info for Amazon purchases. Receipts and info will be sent to Treasurer.</p>	Mark Baranko
TREASURER	<ul style="list-style-type: none">• April Finance Report Approval• Tax Reporting / Preparation <p>Robert discussed Apr. 2024 Treasurer Report and tax preparation.</p> <p>Taxes</p> <p>Working with accountant to finalize and file taxes for 2021-2023 tax years.</p> <p>Kristie requested making new workbook for 2024 expenses and budget</p> <p>Kristie reported moving PayPal payments to account.</p> <p>Motion to Approve April Report - Matt</p> <p>Second - Mike</p> <p>Approved by Voice Vote</p>	Robert Overton
CAPITAL EXPENSES YTD (Jan 1 balance: \$72,204.77)	<p>TO BE UPDATED WHEN BUDGET IS AVAILABLE</p> <p><u>2024 Capitol Improvement Limits</u></p> <ol style="list-style-type: none">1. Improvement project up to 5% of annual maintenance assessment, requiring majority of quorum present at meeting: \$9,455.352. Improvement project between 5% and 10% of annual maintenance assessment, requiring $\frac{2}{3}$ of Board: \$18,910.703. Improvement project in excess of 10% of annual maintenance assessment, requiring $\frac{2}{3}$ of Club members in-person, or by proxy, at a meeting for the purpose: \$32,148.19 <p>Improvement projects in the same year in accordance with 1-3 above shall not be</p>	Mike Martin



	<p>more than 10% (Category 1) and 7% (Category 2)</p> <p>No more than 40% of the Reserve Fund may be used on improvement projects in one year. Based on Jan. 1, 2024 balance: \$35,596.</p>	
CORPORATE SEC.	<ul style="list-style-type: none"> • Dues were due May 1. We did pretty good collecting this year for on time payments. I have a card to share from a long time member. • About 54 (11 of which are already in the legal process of collections) properties have not paid yet. Next steps: I will send an email mid May reminding of payment due with 8% late fee. June 1, I will mail a letter to all remaining properties that are still delinquent. Then on June 30, I will send those that are still delinquent to KSN for collections. • We received a lot of donations with the 2024 assessment. • As of 5/7/24, donation amounts are: <ul style="list-style-type: none"> Reserves: \$299.50 Lights & Signs: \$813.52 ADA: \$643.50 Pavilion: \$370.75 	Kristie Kitchen
ACTIVITIES CHAIR	<ul style="list-style-type: none"> • The neighborhood garage sale on June 15. Sent out a FB post asking for any families wanting to participate and be on the map. 	Lori Burns / Catie Zenor
WEBSITE CHAIR	<ul style="list-style-type: none"> • No Report Received <p>Mike reported pushing hard on email provider after regular issues with email service.</p>	Miriam Smith
SWIM TEAM CHAIR	<ul style="list-style-type: none"> • Off Season • Carefree Crocs Operating Budget • Carefree Crocs 2023 Audit 	Mark Baranko
NEWSLETTER CHAIR	<ul style="list-style-type: none"> • Q2 Newsletter planning underway - please send topics and articles. 	Miriam Smith
Q&A	<p>Dr. Huber:</p> <ol style="list-style-type: none"> 1. Thanks for financial report distribution 	



	<ol style="list-style-type: none">2. Request for 2023 financial report to be posted on website3. Noted concern with club lifeguard signage not being within county ordinance compliance	
NEXT MEETING	Tuesday, June 11, 2024, 7:00 PM	

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

1. Consideration to end relationship with CPA firm, Bradley & Associates, PC considering Treasurer control of finances. Robert will bring item to future meeting