



MINUTES

Carefree Club Board Meeting	September 30, 2024 7:00PM – Carefree Clubhouse
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CALL TO ORDER	Attendance: All present please sign in on the sheet that is passed around.	
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 August Meeting Minutes .	Mike Martin
NEW BUSINESS	<ul style="list-style-type: none"> • None 	Mike Martin
OLD BUSINESS	<ul style="list-style-type: none"> • Policy for Quote / Purchase - require 3 quotes for any purchase of significance. Recommended by Robert Overton <ul style="list-style-type: none"> ◦ Robert will bring his suggestion for a threshold of spending that requires a vote. • Component Inventory Update - Robert Overton 	Mike Martin
PRESIDENT	<ul style="list-style-type: none"> • None 	Mike Martin
VICE PRESIDENT	<ul style="list-style-type: none"> • Election results presented to board • Matt absent for this meeting due to work travel 	Matt Randall
POOL CHAIR	<ul style="list-style-type: none"> • Pool is CLOSED for the season! 	Kristie Kitchen



	<ul style="list-style-type: none"> • Thank you to Matt Randall, Victoria, Mike and Mark Kindley, Jacob Cline and Hudson and Nezy, 2 lifeguards, Will and Avery, Mark and Myself for helping to get the deck chairs and tables stacked under the shelter for the season. • ADA chair update? (Mark) 	
CLUBHOUSE	<p>Monthly report</p> <ul style="list-style-type: none"> • Future rentals: Sept: 5 rentals Oct: 7 rentals Nov: 10 rentals Dec: 13 rentals 2025 Apr: 2 rentals May: 1 rental June: 4 rentals 	Kristie Kitchen
GROUND CHAIR	<ul style="list-style-type: none"> • Would like to discuss Snow plow guidelines. Bids for lawn care guideline next season. 	Jim Grimes
FACILITY MANAGER	<ul style="list-style-type: none"> • Facility Manager Report • If you need anything please contact Mark Baranko (812) 361-8247 	Mark Baranko
TREASURER	<ul style="list-style-type: none"> • May Finance Report Approval • July Finance Report Approval • August Finance Report Approval • TO BE UPDATED 	Robert Overton
CAPITAL EXPENSES YTD (Jan 1 balance: \$88,991.38)	<p>Capital Expenses for 2024:</p> <p>Improvement Project up to 5% of the annual maintenance assessment requires a majority of the quorum (8 of 15 board members) for approval: \$9,455.35</p> <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</p>	Mike Martin



	<p>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): \$35,596.84</p> <p>TOTAL SPENT (to date): \$4,278.93</p>	
CORPORATE SEC.	<ul style="list-style-type: none"> • Only 5 members are left to pay back dues! • Excited to share that we (through KSN) have collected 2 of our largest outstanding debts owed to us! (\$8,000 and \$5,000) • We moved forward on intent to foreclose on 6 properties. 2 paid, 2 entered into a payment plan, 2 we have not heard from, and we are continuing to pursue with next steps in the foreclosure process as we have not heard from them and the due date has passed. • Lastly we have just one (not including all the above properties) from 2024 that hasn't paid yet, but they have a court date! 	Kristie Kitchen
ACTIVITIES	<ul style="list-style-type: none"> • Nothing big but do a little Saturday event in October with corn hole, food trucks, and hot chocolate. 	Lori Burns / Catie Zenor
WEBSITE CHAIR	<ul style="list-style-type: none"> • No report received 	Miriam Smith
SWIM TEAM CHAIR	<ul style="list-style-type: none"> • Carefree Crocs Operating Budget • Carefree Crocs 2023 Audit 	Mark Baranko
NEWSLETTER CHAIR	<ul style="list-style-type: none"> • Newsletter went out in August 	Miriam Smith
Q&A	N/A	
NEXT MEETING	Tuesday, October 8	Mike Martin / Matt Randall

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

