



MINUTES

Carefree Club Board Meeting	<p>October 22, 2024</p> <p>7:00PM – Carefree Clubhouse</p>
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CALL TO ORDER	<p>Attendance: All present please sign in on the sheet that is passed around.</p> <p>Board members Present:</p> <p>Matt Johnson, member Ashley O'Neal, member Lori Burns, member/activities Catie Zenor, member/activities Angela Tucher, member Miriam Smith , website/newsletter Matt Randall, member Kristie Kitchen, Corp. secretary Robert Overton, treasurer</p>	Matt Randall
Q&A	<p>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</p>	
MINUTES	<p>Vote/approval of <u>September Meeting Minutes</u></p> <ul style="list-style-type: none"> ● Tabled to approve until November 	Matt Randall
NEW BUSINESS	<ul style="list-style-type: none"> ● Election of officers ● Reviewed board duties for new board members ● Robert Nominated Matt for President Kristie seconded Matt accepted with stipulation it may be Month to Month decision based on current personal life. 	Matt Randall



	<ul style="list-style-type: none"> • Slate presented: President: Matt Randall Vice President: Ashley O'Neal Treasurer: Robert Overton Secretary: Kristie Kitchen Motion to approve: Angela Tucher 2nd: Catie Zenor PASSED • Clubhouse Chair: Ashley O'Neal Motion: Kristie Kitchen 2nd: Miriam Smith PASSED • Grounds Chair: _____ (open Jim not present) • Activities Co-Chairs: Lori Burns & Catie Zenor Motion: Kristie Kitchen 2nd: Miriam Smith PASSED • Pool Chair: Kristie Kitchen Motion: Ashley O'Neal 2nd: Catie Zenor PASSED • Website/Newsletter Chair: Miriam Smith Motion: Kristie Kitchen 2nd: Matt Johnson PASSED • Swim Team Chair: Mark Baranko Motion: Matt Johnson 2nd: Kristie Kitchen PASSED 	
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 - carry over to January 	Robert Overton
PRESIDENT		



VICE PRESIDENT	<ul style="list-style-type: none">• One month extension for Facility Manager @ October 2023 rate \$400 stipend position (before officers discuss to extend for 2025 year) Matt Randall made motion to pass 2nd: Catie Zenor PASSED/APPROVED	Matt Randall
POOL CHAIR	<ul style="list-style-type: none">• ADA chair update? (Mark) Mark: Buddenbaum cannot help us. Maybe Pyles? (Krisite)• Ashley has a name she will send to Kristie & Mark of someone who will be able to move us forward. Kristie will report back findings.• Pool Completely winterized• Lines are flushed• Bathrooms ready for winter	Kristie Kitchen
CLUBHOUSE	Monthly report <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• Discussion was had about the corner trophy cabinet. Trophy will be moved to Guardshack, with the others and cabinet will be disposed. Plaque will be hung in its place.	Kristie Kitchen
GROUNDS CHAIR	No report <ul style="list-style-type: none">• Grounds is over on their budget- why? Can we review invoices?• Budget better for next year?• Check codes on ledger to be sure coded properly.	Jim Grimes
FACILITY MANAGER	<ul style="list-style-type: none">• Facility Manager Report• GFCI outlets need replaced	Mark Baranko



	<ul style="list-style-type: none">• PH sensors needs to be replaced/purchased Will purchase now, with 2024 budget money• Pool winterized• Going to do a fall clean up around grounds• Asked if he could go ahead and make some purchases to upgrade pool facility since we are under budget in Pool Maintenance.• Answer from board: no this would actually fall under capital expenses at a certain amount of money.• If you need anything please contact Mark Baranko (812) 361-8247	
TREASURER	<ul style="list-style-type: none">• January Finance Report Approval Motion to Approve: Matt Randall 2nd: Kristie Kitchen APPROVED• March Finance Report Approval Motion to Approve: Matt Randall 2nd: Miriam Smith APPROVED• May Finance Report Approval Motion to approve: Matt Randall 2nd: Miriam Smith APPROVED• July Finance Report Approval Robert clarified activities back pay to Mandy Foxworthy for 2023 Labor Day party Motion to Approve: Matt Randall 2nd: Angela Tucher APPROVED• August Finance Report Approval Motion to approve: Matt Randall	Robert Overton



	<p>2nd: Angela Tucher</p> <p>APPROVED</p> <ul style="list-style-type: none">• September Finance Report Approval <p>Approval tabled for updates that are needed.</p> <ul style="list-style-type: none">• Tax returns are finished on paper copies, on the way back. Sales tax has not been paid to the state in a long time.• Ashley to fill out Responsible Officer info and mail in. <p>Tentative finance committee meeting to prepare budget: Nov, 30th, 9:00 am (Robert, Kristie, Catie, Matt, Ashley)</p>	
<p>CAPITAL EXPENSES YTD (Jan 1 balance: \$88,991.38)</p>	<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 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">• Nothing new to report!	Kristie Kitchen
ACTIVITIES	<ul style="list-style-type: none">• Christmas parade	Lori Burns / Catie Zenor
WEBSITE CHAIR	Possible newsletter for end of year	Miriam Smith
SWIM TEAM CHAIR	<ul style="list-style-type: none">• Carefree Crocs Operating Budget• Carefree Crocs 2023 Audit	Mark Baranko
NEWSLETTER CHAIR		Miriam Smith
Q&A	N/A	
NEXT MEETING	Tuesday, November 12, 2024 7:00p.m.	Matt Randall

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

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