



MINUTES

Carefree Club Board Meeting	August 13, 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>Attendance: 10 Board Members Present Mike Martin - President Matt Randall - Vice President Kristie Kitchen - Corporate Secretary Robert Overton - Treasurer Jim Grimes - Grounds Chair Angela Tucher - Board member Lori Burns - Activities Co-Chair Mandi Foxworthy - Board member Nathan Lewis - Board member Miriam Smith - Newsletter and Website</p> <p>Mark Baranko - Swim Team/Facilities Manager Janet Hendel - Swim Team Treasurer Kay Chitwood - Member</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 July Meeting Minutes . Motion: Jim Second: Matt Motion 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">• 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 <p>Both issues moved to next month</p>	Mike Martin
PRESIDENT	<ul style="list-style-type: none">• None	Mike Martin
VICE PRESIDENT	<ul style="list-style-type: none">• Elections are coming up - the following Board members will be up for election in 2024.<ul style="list-style-type: none">◦ Mandi Foxworthy - Returning◦ Jackie Lee - Not returning◦ Mike Martin - Not returning◦ Robert Overton - Returning◦ Matt Randall - Returning◦ Miriam Smith - Returning◦ Terry Steckman - Not returning◦ Jeff Williams - Not returning• Nominating Committee will affirm the following candidates this week for ballot:<ul style="list-style-type: none">◦ Matt Randall, Matthew Johnson, Robert Overton, Miriam Smith, Mandi Foxworthy, Ashley O'Neal◦ Two positions still open, will communicate during election mailing process for joining board.• Resumes will be sent to Mike (Corp Sec) asap to conduct election <p>September Board Meeting may be moved to accommodate vote counting and seating of new board members</p>	Matt Randall



POOL CHAIR	<ul style="list-style-type: none">• Thank you to Miriam for putting together our sign and getting the word out. We had about 8 parties that all contacted me ahead of time and I was able to have plenty of staff. Everyone has been really cooperative and understanding!• We held another guard party. I really think they enjoy and shows we appreciate them!• Effective August 19, for the last 2 weeks of the season, the pool will not open until 4pm, M-F. I have put it out on Facebook and the Website (thank you Miriam!)• Every water sample this season has been satisfactory and we have not had to close the pool for cloudiness or cleanliness all season! Thank you Mark.• I have stopped ordering concessions, so we are starting to be sold out of items, which is GOOD!! (We want to sell it all!) So far this season we have MADE \$3075.06. Can we use this to give the guards that stay through Labor day a bonus? Removed this request during meeting• We are going to need help stacking the chairs and tables after Labor Day. The more people we have, the quicker it goes. I have asked guards to help, hopefully we will have at least the ones that live in Carefree to help, along with membership. Date is TBD• I would like to have a doggie swim just before we drain the pool. I want input and feasibility. (Freedom Springs does this too) <p>ADA chair discussed, Mark is getting two quotes on permanent chair in the case of mobile chair option not being available.</p>	Kristie Kitchen
CLUBHOUSE	Monthly report <ul style="list-style-type: none">• Future rentals: Aug: 7 rentals	Kristie Kitchen



	<p>Sept.: 1 rentals Oct: 5 rentals Nov: 2 rental Dec: 11 rentals</p> <p>Flooring company contacted about floor coming up in center of clubhouse. Scheduled to come this weekend to check out.</p>	
GROUNDS CHAIR	<ul style="list-style-type: none">• Discussion about upkeep/donations/signage on certain areas• From Kristie : (Kristie and Jerry Kitchen_ weeded the 2 signs for Carefree North this past month. Those are the signs at County Line and Leisure Lane & the one at Leisure Lane and Fairview. Also, they weeded the TRIANGLE at Ramblin and Leisure lane. They look 1,000 times better. We need a better plan for the upkeep of these signs. (They were embarrassing!) <p>Discussion on request to donate landscaping work at clubhouse. Ask of realtor member was to open up a GoFundMe or request for membership to donate to help cover. Discussion of board was consistent, not to allow request of membership to donate/help fund.</p>	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• Tax Reporting / Preparation• CPA	Robert Overton



	<p>Robert reported difficulty tracking and allocating some expenses regarding online orders. There is a need for improving speed of debit card expenses for report efficiency. New process will be to send Treasurer expense information as soon as possible with to whom and account to be deducted.</p> <p>Reports will be ready for approval at September board meeting.</p> <p>Tax filings for last three years should be filed by next month.</p> <p>Pool payroll running at budget levels, Robert requested transfer amounts to make payroll accounts whole.</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>	<p>Mike Martin</p>



CORPORATE SEC.	<ul style="list-style-type: none"> • I sent 4 to collections for non payment 2024, 3 have already paid! • There are 4 properties we started the foreclosure process with, as we discussed last month. • So far we have collected \$8,811.64 by using KSN for our collections since December of 2023! • Hopefully by the end of the year we will have settled ALL collections!! 	Kristie Kitchen
ACTIVITIES	<ul style="list-style-type: none"> • Hold an End of the Summer on Sunday, September 1. We will use food we bought for July 4th. Ask people to bring their favorite picnic food. 	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 <p>Mark reported swim team season went well, finished third in conference. Believes swim team was under budget this year and may be able to re-invest in club. Will update at future meetings.</p>	Mark Baranko
NEWSLETTER CHAIR	<ul style="list-style-type: none"> • I'd like to send out another Newsletter this month, PLEASE send me items to include by Aug. 22. 	Miriam Smith
Q&A	N/A	
NEXT MEETING	Tuesday, September 10, 2024, 7:00 PM (date may change due to election timing)	

ADDITIONAL DISCUSSION ITEMS SUBMITTED:

- 1.