

MINUTES
SUPPLEMENTAL BOARD WORKSHOP
THURSDAY, APRIL 23, 2026
1 PM – BOARD ROOM

APPROVED

DIRECTORS PRESENT

Ron Clark, President
Julie Porto, Vice President
Jim Collins, Treasurer
Carrie Blaylock, Secretary
Geri Roberts
Tony Rickert
Greg Eisman
Wayne Keyes
Arthur DeAngelis

DIRECTORS ABSENT:

None

OTHERS PRESENT:

Lyn Reitz, Community Manager
Alisha Marshall, Acting Recording Secretary
1 Members

President Clark welcomed everyone to the Supplemental Meeting, reminding everyone that this meeting is now open to the members for the purpose of increased transparency of the BOD in action. Ron also indicated that while the meeting is now open to CA members, we do not typically take communication from members at this meeting. He asked that all private conversations be held to a minimum to avoid disruption to the meeting.

1. Hardship Committee Review Procedure

President Clark stated the first item on the agenda is the Hardship Committee procedure review. Of the handouts received, we are reviewing the pages from Treasurer Collins as the Chair of the Hardship Committee. Specifically, the words in highlighted in green as requested by Treasurer/Chair Collins. Community Manager Reitz clarified that the fourth item under the C. heading should be in red ink as its new to the policy. This was added to be very thorough to make sure the applicant has met all requirements, i.e. the resident has resided here for three years, never been delinquent, you've paid on time, not a renter and are an owner. This covers all those pieces and parts as a secondary statement to make sure that all requirements are met before it goes to the committee. Director DeAngelis asked if they don't meet the requirements

for a Hardship Waiver does that disqualify the CA member? Community Manager Reitz stated it would make the application null and void. At this point the application goes to the committee. The Committee recommends to the Board for approval any Hardship Waiver they feel is valid. President Clark moved on to the next entry in this policy review which is D. He considers a difference in opinion as to whether or not the committee is meeting in person or not. Extensive discussion regarding in-person meeting commenced and a majority of the Board felt it was best for the Committee to meet together instead of reviewing applications separately. Now on to the next amendment to policy. A discussion regarding reviewing the frequency of requests for hardship assistance and whether an in-person interview is required. Lengthy debate launched between board members. It was decided that D. 1. will state 1. "The Panel will review income versus expenses, will review nonessential expenditures, will review frequency of request for hardship assistance, and discuss with the member at an in-person interview, if deemed necessary, by the Panel Chair for previous Hardship Waiver applicants. All new applicants are required to meet to have an in-person interview." Next is the verbiage on the letter sent to the applicant that explains what is needed to apply for a Hardship waiver. The board decided that only a new applicant will have a required in-person meeting with the Hardship Panel. The final piece to review is Exhibit 304.A regarding expenses and income. After a long discussion between board members, it was decided that this form will state "Annual" instead of "Monthly", removing "Monthly Payment" and "MONTHLY TOTAL" completely, and adding "Medical Equipment" under expenses and adding "HOA/Maintenance/Other" as well. President Clark approved the Hardship Committee Review procedure to be placed on the May 4th Workshop agenda.

2. Approval of Community Foundation Tampa Bay (CFTB) loan for Phase 1B

President Clark declared the second item on the agenda is the approval of the CFTB loan for Phase 1B. He went on to say that he's been prompting the Community Foundation for a formal loan agreement since the vote was approved in December. The final copy is what was agreed upon, 3 million dollars with the 4.4% interest. President Clark approved the Community Foundation Tampa Bay loan for Phase 1B to be placed on the May 4th Workshop agenda.

3. Discussion on the proposed new Sisters Jump & Glow Club

President Clark mentioned the final item on the agenda is the new Sisters Jump and Glow Club. Since Director Eisman was on vacation, Director Keyes is the Assistant CLD. Director Keyes went on to talk about the CA member who is requesting this new club, Denise Chambers. This club's objective is to provide members with engaging programs to promote fun, low impact jump rope movement, encourage connection and sisterhood, support overall wellness, and create opportunities to give back through meaningful fundraising and community outreach. Brief exchange between board

members and Community Manager Reitz occurred on the proposed new club and where the club would be able to meet. Community Manager Reitz advised that any rooms with wood floors or carpet floors would be damaged by jump ropes. She went on to talk about how only rooms 3, 4, and 5 at Community Hall would be appropriate due to the height of the ceiling. President Clark approved Sisters Jump & Glow Club to be placed on the May 4th Workshop agenda.

Motion to adjourn meeting was made by Vice President Porto, seconded by Director DeAngelis. Meeting ended at 1:50 PM by general consent of the Board members.

Alisha Marshall



Recording Secretary