

APPROVED

MINUTES
SUPPLEMENTAL BOARD MEETING
THURSDAY, APRIL 24, 2025
1 PM – BOARD ROOM

DIRECTORS PRESENT

Ron Clark, President
Carrie Blaylock, Vice President
Jim Collins, Treasurer
Debbie Caneen, Secretary (Zoom)
Geri Roberts
Tony Rickert
Julie Porto
Nancy McCall
Arthur DeAngelis

DIRECTORS ABSENT:

None

OTHERS PRESENT:

Lyn Reitz, Community Manager
Alisha Marshall, Acting Recording Secretary
Emergency Squad Deputy Chief Ed Whitehead and Non-CA member and guest Herb Partman
10 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. Service Animal Policy - IAC

President Clark indicated the first item on the agenda is the Service Animal Policy. He stated there are two separate handouts given out; One created by Director Porto and the Internal Affairs Committee and the other the same policy scrutinized and revised by legal counsel. He indicated that no disrespect to the IAC, he would prefer to go forward with the legal counsel version. Director Porto inquired if emotional support animals would be included with this policy and Community Manager Reitz stated we should follow Legal's proposed policy as emotional support animals are not recognized as Service Animals. Legal counsel's document was reviewed and several suggestions were made including adding the 6-foot leash law required by Hillsborough County and the fact that this policy would cover inside facilities and

special outdoor events. The pros and cons were debated at length and President Clark approved to be placed on the agenda for the May 5th workshop.

2. Behavior Policy - IAC

The second item on the agenda is the Behavior Policy. Director McCall declared this particular policy perplexed both her and the IAC. She stated that the CA should not want the behavior policy to be posted on the website if it shows what exactly the behavior is. President Clark advised that behavior does not need to be expressed in detail, just state rude behavior. Lengthy discussion between Board members ensued, including changing the name of the form used to report individuals' improper behavior to Community Manager Reitz, removing "staff" from the policy, and changing the name to "Code of Conduct for CA Members and their Guests". It was also mentioned by Director Roberts that the behavior violation form needs more room to explain the specific incident. President Clark approved to be placed on the agenda for the May 5th workshop.

3. IV. Facilities 6.01 7. g.

President Clark stated that the third item on the agenda is amending IV. Facilities 6.01 7. g. that would allow a club to post two separate posters for two separate events if the events fall within that same month.

1) Approval amending policy VI. Facilities 6.01 7. g. Fundraising (Director McCall)

Director McCall **MOVED** that the Board approve policy IV. Facilities 6.01 7. g. Two posters, only if separate events in the same month, will be allowed at the kiosk and bulletin board 8 ½" x 11" only. Otherwise only one 8 ½" x 11" will be allowed on the kiosk and on the bulletin board. Posters are approved by the Entertainment Director.

SECOND: Director McCall **VOTE:** Unanimous in favor by voice vote. Motion carried.

President Clark acknowledged the next item not on the agenda is emergency roof repair. He turned this item over to Community Manager Reitz.

4. Emergency Roof Repair

Community Manager Reitz stated that in the process of replacing the shingle roof, as approved by the Board of Directors last month, that the rolled flat roof over Sawdust Engineers, Ceramics, Sheriff's Office, and the pool pumps has many cracks in it and needs to be replaced. The company replacing the shingles said the best option is to fix the flat roof while they are replacing the sloped roof shingles to be able to roll the new roof up under the new shingles. The new flat roof would have a tight seal and have all the roofing done completely. She went to President Clark and Treasurer Collins for their approval; however,

the amount is over what they can approve. So, this item must be voted on by the Board of Directors and Treasurer Collins has a motion to get the flat roof replaced.

- 2) Approval of contract with NOVA Roofing in the amount of \$25,188.12 for additional roofing materials over the pool area and replacement of the flat roof over Sawdust Engineers, Ceramics, Sheriff's Office, and the pool pumps (Treasurer Collins)

Treasurer Collins **MOVED** to approve a contract with Nova Roofing in the amount of \$25,188.12 for additional metal roofing materials over the pool area and replacement of the flat roof over sawdust/ceramics/sheriff's office and pool pumps. This will be expensed from Replacement Reserve Account #76906-000-4.

SECOND: Director Porto **VOTE:** Unanimous in favor by voice vote. Motion carried.

President Clark specified that the last item is to discuss the petition submitted by the Emergency Squad Petition.

5. Emergency Squad Petition

President Clark stated that the Board of Directors received a petition, signed by 900+ CA members, from the Emergency Squad regarding residents supporting an additional \$15.00 per CA member to be part of the annual dues in 2026. On September 9th of 2024 the Board of Directors met with the Emergency Squad to discuss their request to have funds allocated for their services. On September 10th President Clark sent an email to the appropriate individuals with the Emergency Squad to state that while their services are great for the community, the Board of Directors will not be requesting additional funds from CA members. The Board of Directors would encourage CA members to donate funds to the Emergency Squad. They could also set up a time to attend the HOA/POA meeting (called CO-AP) meeting to speak to the HOAs and POAs to see if they would want to include the funds with their dues. It was also pointed out that the Emergency Squad could use Director Roberts "Do You Know" email blast to send out information on funding. Director McCall, the Chair of the Fundraising Committee, could discuss how we could assist with raising funds for the Emergency Squad. With about 900 CA members signing the petition, President Clark wants to have a discussion with the Board as to if their opinion on this topic has changed. He stated there are issues that the Board had concern over. The first is if the Board agrees to add this to the dues, and the dues pass, then the CA members have to pay. If that happens, the CA members will expect Emergency Squad assistance and what happens if they are unable to assist? Another issue is liability, if someone does not like the performance of the Emergency Squad, then the CA could be sued as we would be collecting dues for the Squad's service. Also, what about the other 501(c)3 organizations in the CA? If the CA is supporting one 501(c)3 within the CA why not all? These are all the issues that Board had in September. President Clark asked the other Directors if they would like him to respond back and say thank you for the petition but the issues identified previously are still valid. Or do they want other communication back to the squad. Conversation commenced with the Board of Directors

regarding the petition and how to proceed. The Board of Directors decided that they agree with the September 9th decision and will tell the Emergency Squad thank you but no. The CA will not be requiring residents to pay \$15 extra for the Emergency Squad.

Motion to adjourn meeting was made by Director Porto, seconded by Director McCall. Meeting ended at 2:04 PM by general consent of the Board members.

Alisha Marshall



Recording Secretary