

MINUTES
SUPPLEMENTAL BOARD MEETING
THURSDAY, AUG 24, 2023
1 PM – BOARD ROOM

APPROVED

DIRECTORS PRESENT

Ron Clark, President

Jim Collins, Vice President

Debbie Caneen Secretary

Roger Zieg, Treasurer

Carrie Blaylock

Gary Bratt

Ron Mateski

Kim Roush

OTHERS PRESENT:

Lyn Reitz, Community Manager

Carol Donnor, Executive Secretary

Renee Bray, Acting Recording Secretary

19 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. Election Handbook update – G. Bratt

Director Gary Bratt introduced Paul Wheat and Priscilla Gruber, members of this committee. They have both been working on recommendations and necessary changes to the election handbook. Paul stated that what the board was provided at this point is still a work in progress. He has gathered input from many sources, including historical data, county, and local records. Paul indicated the copy on the website lacked alignment to the full document as well as appendices, and he was able to obtain a full copy from Carol Donner. They identified a few changes to the CA Bylaws that will need to be changed to align with the handbook. The next step is for Paul and Priscilla to work collaboratively with the elections committee to “dry-run” the document to ensure it is accurate and workable. He stated there is a tight deadline. Paul indicated they would have a prepared and reviewed document in the board’s hands for the Sept workshop, in hopes that it can be approved at the Sept. board meeting. In order for the bylaws to be changed, they must be approved by the members. Bylaw changes will hopefully be approved at the October membership meeting in hopes that all will be done in time for the December election. CA President Ron Clark thanked Paul and Priscilla for their diligent work on the handbook. Ron Clark also asked the board if they had any questions on the document. Jim Collins requested better clarification on the sentence in page 2, 103D, as well as better definition on page 15 C. Jim Clark also raised the question regarding a date change, and the response from Carol Donner was that this change was made due to newspaper deadlines. President Ron Clark questioned page 19, and

recommended a 50' distance from the building for campaigners. The board discussed this and agreed to discuss further at the next workshop. Ron also commented that he agreed with the addition on page 19, 6.01C, that no use of CA logos or materials should be used by those running for the board, with the exception of incumbent candidates being able to wear their CA Board of Director Shirts. The last issue raised was on Page 18 regarding recounts, and it was agreed that what was voted on in May 2023 would be used. No further questions arose, the revised document will be presented to the board prior to the next workshop. Paul Wheat asked that any questions on it be directed to him.

2. Landscape Committee Report – Virginia Bratt

Virginia Bratt distributed a presentation developed by the committee, which includes Jeff Moore, Ernie Zeigler, Sue McHargue, and James Clark. She stated that this is a Phase 2 proposal, as phase 1 was completed before on the North Campus. Phase 2 will focus on the south campus. The proposal included upgrading landscaping at Community Hall, updating the landscaping on the perimeter of the parking lot at Community Hall, and upgrading 5 medians on the South Side. Plant choices were in alignment with recommendations from USF. The Committee will try to save what they can to keep the budget lower. Some bushes and trees will be moved. In addition, the proposal adds a water fountain feature to the left front of Community Hall. The cost of these changes was detailed as follows:

- S. Community Hall landscape update and Perimeter update \$50,370 which would be out of the replacement fund.
- The water fountain cost is \$2,533, which would be operating expense.
- The Medians near CVS would be \$12, 525, while the remaining 3 medians on the south side total \$ 45,015, for a total on the medians of \$57, 540, of which would be capital expense.

The timeline the committee proposed was kick off in September, to be completed by Nov 2023. The Board discussed the expenses and mentioned that the replacement items could probably be done in 2023. However, the capital expenses may have to be added to the list of other requests for capital expense and prioritized. This will be added to the Board workshop for further discussion.

3. SCC Beautification Committee proposal – V. Bratt

Virginia Bratt presented a proposal on behalf of the Beautification Committee, which was formed in 2023 as a subcommittee of the Long-Range Planning Committee, and works in conjunction with the landscape committee. The committee goals for phase 1 were outlined by Virginia, to focus on the South Campus Hall and Pond area. This includes: Use of Riprap (rocks) around pond, walking trails, benches on cement pads, grassy plants, and flowers beneath the Crepe Myrtle trees. They would also like to beautify the front entrance to Community Hall by adding new 8' benches, and self-watering flower pots. The Committee worked with the Sawdust Engineers club, however the club decided that this project was too large for the club to take on. The Committee received permission from Community Manager Lyn Reitz to add succulent plants to the rocks around the front that are there as barriers for parking. This was done at no expense to the CA, with time and plants donated by the committee.

The costs for the proposed items are as follows:

Landscaping	\$3,785
Rip Rap	\$16,000
4 new benches	\$5,500
Flowers and pots	\$2,000
Walkway	\$20,420
Benches	n/c (use what is in front)
Total	\$47,705

The timeline proposed by the committee was to start in Sept., and be done by November. President Clark and the Board members thanked Virginia and her committee for their work and agreed to add this to the workshop agenda.

4. CA Communications – D. Caneen

Board member Debbie Caneen stated that the Communications Committee would like to get a gauge on where members are currently getting their information and where they would like to get it in the future. She requested permission to do a survey monkey to get this input. It was suggested that she could also put something in the newspaper, or have handouts at Hi Neighbor, Oct. membership meeting and the Golf cart parade. The issue of having to input all the data arose with these options. The Board approved Debbie to move forward on the survey monkey.

5. Internal Audit Committee – Jim Collins

Board member Jim Collins stated he and his committee are working on policy manual cleanup. There were several items that need to be updated to current practices including a statement regarding ownership of the News of SCC and Publication of Nonpaying members, which is no longer done. The Board agreed to add this to the workshop agenda.

6. Additional Discussion

- Board member Debbie Caneen asked about the smoking policy outside of Community Hall, as several members had complained to her about the smoke during/after Bingo. Community Manager Lyn Reitz stated that they are only supposed to smoke on half of the entrance, but that they smoke on both. It is difficult to monitor and enforce this. President Ron Clark stated that this issue required some additional thought, to develop a solution that would not impact those that do not smoke. Ron Clark agreed to discuss further with Lyn Reitz.

Meeting ended at 3:00 PM by unanimous vote of the Board members after a motion to adjourn was made by Director Bratt and seconded by Director Blaylock.

Renee Bray
Acting Recording Secretary