

APPROVED

MINUTES  
SUPPLEMENTAL BOARD MEETING  
THURSDAY, AUGUST 28, 2025  
1 PM – BOARD ROOM

**DIRECTORS PRESENT**

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

**DIRECTORS ABSENT:**

Julie Porto

**OTHERS PRESENT:**

Lyn Reitz, Community Manager  
Alisha Marshall, 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. Review Design of new pool for Phase 1B**

President Clark indicated the first item on the agenda is the new pool design for Phase 1B. He also stated that for this item only he would allow input from membership as this is the first time this topic has been discussed publicly. He then inquired as to who would be leading this discussion, Community Manager Reitz, or VP/CLB Blaylock. VP/CLD Blaylock declared she would conduct the review for the new pool design. She went on to discuss the pool as the shape has not changed from the Master Plan. Instead of a zero entry into the pool, it will now be a zero-entry ramp with railing making the pool accessible to everyone. The new pool will still be in the same place and same size. Chairs around the outside of the pool will be included as well as a “deep end” at 6 feet. The biggest change that was reviewed with the Pool Committee is a 25-person hot tub. The current hot tub closes at dusk and the new one would be open later. Community Manager Reitz wanted to give a bit of background and clarification

as social media runs rampant on the pool design. She stated that VP/CLD Blaylock and the Pool Committee are being lambasted on the pool and pool drawings. The pool design originated with the focus groups sitting down with the architects and engineers to try to include all that was required and requested by CA members. The Board then looked at the design and reviewed it with the contractor. Some items were not feasible for the area or for the pool, so they did get removed. The Pool Committee then took more input with regards to seating and zero-entry. After some research it was decided that a zero-entry ramp would be best. The Pool Committee brought the zero-entry ramp to the engineer to assist the CA's members with disabilities. Multiple features such as an island in the middle of the pool and a lazy river were removed due to various concerns. The current layout for the pool is a direct result of the Pool Committee's work with the professionals i.e., architects and engineers. VP/CLD Blaylock stated that the Pool Committee worked diligently on deciding on what would need to be maintained, what would break, what would be standard. They even reached out to individuals who use the outdoor pool and asked these individuals what they are looking for in the design. The consensus was that the CA members want a pool to relax in so that is what is in the design. President Clark thanked VP/CLD Blaylock for her presentation on the pool design. He then acknowledged that information being put on social media is typically by individuals who have no knowledge of or are unfamiliar with the information. He went on to discuss that focus groups happened during the Master Plan stage. The resort style pool was approved by an 85 to 15 percent majority. If any CA member wanted to have input on the pool design, they could either join the Pool Committee or the Long Range Planning Committee who reviewed this design. To President Clark's knowledge no CA member has been denied the ability to join either committee. The Board has been open to the membership on this and it is going to be a great pool. They are looking forward to having the pool be a part of Phase 1B sooner rather than later. Secretary Caneen advised that with social media also be aware of the Wellness Way which is the old pool that will be revamped. This is for those who are looking for therapy and those kinds of things. She went on to say that based on membership input, feedback from Long Range Planning, and the Pool Committee is a resort style relaxing space. Director DeAngelis declared the design is brilliant and the work everyone has done is great.

#### **Audience participation**

Linda Grabowski

Diane Foley

Linda Zanetti

Debbie Reilly

President Clark approved reviewing the pool design on the September 8<sup>th</sup> Workshop agenda.

## **2. Discussion of 2027 room reservation process**

The second item on the agenda is the is a discussion of the 2027 room reservation process. President Clark turned this item over to VP/CLD Blaylock. This item was added to the agenda

as VP/CLD Blaylock was advised that individuals were not happy with the current process for the room reservation process. The current process is for people to line up at Community Hall to submit their forms to Lew Lewis in the order which they are received. VP/CLD Blaylock has had some interesting conversations with Lew about this process and different ideas. The only potential alternative identified is to have a lottery. Three boxes would be placed out, one for affiliated, one for 501c's, and one for everyone else. The forms would be put in the requisite box, within a specific time limit, and then at the end of that day there would be a lottery. The forms would be stamped date and time in the order at which they are pulled. This would be the order in which they are assigned rooms for their reservations. Director DeAngelis stated this is one idea, however, the current process is working and has been working for years. He spoke with Lew Lewis and Community Manager Reitz and they would both like the process to remain the same. Treasurer Collins asked how the current process works, as he has never had to wait in line to make a reservation. Community Manager Reitz explained that the process was moved to Community Hall and it starts at 6:30 a.m. The clubs get their room reservation sheets ahead of time. Then they fill out the sheets with the times the clubs would like to have specific rooms for their needs. The entire process is first come first served basis. So, the first person in line gets their form stamped number 1 and so on and so forth. That way when Lew starts the process of room reservations for the next year, the CA and entertainment is first, then the clubs. The clubs are then assigned their rooms by the number that was stamped on their form. There are maybe 35 to 40 sheets from the 120-some-odd clubs the CA has requests from on the morning they are collected, that want a specific room for an event be it for a meal or entertainment. The individuals make the decision to get up early to get a good position in line. All other clubs trickle in as it does not matter to them which rooms they receive. Community Manager Reitz said to make it fair this is how it has always been done. There have been a few grips and that is why the process is being discussed now. Lengthy conversation with various Board members commenced. President Clark suggested having club requests on two different days depending on venue. Day 1 would be the requests for the Community Hall as these are the most critical requests due to the event nature and having only one venue large enough to accommodate it. Day 2 would be requests for all other CA rooms as clubs are more flexible as to the venue as mentioned above. Ultimately, this discussion was tabled for the time being and will be discussed later this year.

### **3. Commercial Vehicle parking on Rickenbacker**

President Clark advised that periodically the Board receives e-mails from members complaining about the commercial vehicles parked on Rickenbacker. Recently Deputy Merry got involved as some of the vehicles were in county code violation. A couple of days before this meeting the vehicles were gone. One CA member, prior to this, sent an email asking if the Board could do something about the vehicles such as hire an attorney. President Clark responded that no, cannot use the CA's attorney and we also cannot be using membership dues to enforce county parking provisions. This was placed on the agenda to see if the Board wanted to send a letter to the individual who parks his commercial vehicles on Rickenbacker

and to ask that he be a Good Neighbor and not do so. A brief conversation began and ultimately the Board decided not to send a letter to the person parking commercial vehicles on Rickenbacker. President Clark did say that when he responds to people about this issue, he includes an attachment with Hillsborough County's contact information. The Board decided, as a whole, that this is a county issue.

The final item on the agenda is to clean up an admin issue from the previous Board Meeting where the policy regarding alcoholic beverage was amended in the Club section when it needed to be amended in Facilities policy as well. He then turned this item over to VP/CLD Blaylock.


#### **4. Approval to amend VI. Facilities 6.01 B. Requirements 7.**

- 1) Approval to amend VI. Facilities 6.01B. Requirements 7. (VP/CLD Blaylock)  
VP/CLD Blaylock **MOVED** the board approve amending VI. Facilities 6.01B. Requirements 7. to state, "No sale of alcoholic beverages may be permitted (F.S. 562.12). The cost of alcoholic beverages may not be included in the cost of event tickets. Alcoholic beverages (BYOB) are allowed with the permission of the club's or event's host. No monetary donations or charging for alcohol allowed. No bar type set ups allowed. Clubs will monitor their members during events to make sure they adhere to policy."

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

Motion to adjourn the meeting was made by Director Rickert, seconded by Director McCall. The meeting ended at 1:49 PM with the general consent of the Board members.

Alisha Marshall



Recording Secretary