

MINUTES  
BOARD WORKSHOP  
MONDAY, JANUARY 5<sup>TH</sup>, 2026  
9 AM – ROLLINS THEATER

APPROVED

**DIRECTORS PRESENT:**

Ron Clark, President

Carrie Blaylock, Vice President

Debbie Caneen, Secretary

Jim Collins, Treasurer

Julie Porto

Nancy McCall

Tony Rickert

Geri Roberts

Arthur DeAngelis

**OTHERS PRESENT:**

Lyn Reitz, Community Manager

Alisha Marshall, Recording Secretary

Deputy Jeff Merry

14 members present and 9 via Zoom

Directors Absent: None

Meeting called to order at 9:00 a.m./Pledge of Allegiance

Quorum established with all Directors present

The following items were discussed:

**2026 Insurance Policies**

President Clark stated that the first item on the agenda is the 2026 insurance policies. He went on to say that they have been in contact with Brown and Brown and no quotes yet as they are still being negotiated to get them as low as they can be. For liability coverage it is between two companies AN and Auto Owners Liability. He then turned this item over to Community Manager Reitz. She went on to say that a couple of the standard policies have been already placed such as auto insurance and workers comp., but there are no large policies yet as they are still being brokered to get the lowest price per policy. As the policies expire on January 10<sup>th</sup> 2026, the policies will be automatically extended and be ready by the January 14<sup>th</sup> Board Meeting to be voted on.

President Clark approved the 2026 insurance policies to be on the January 14<sup>th</sup> agenda.

**All Committee Chairs**

President Clark specified that the second item on the agenda is the committee chair and co-chairs. He went on to state that the process for choosing committee chairs it that the President recommends the committee chairs for the Board of Directors to review and approve the President's recommendations. He made the Board aware that Alisha Marshall has reached out to the all the non-board member committee chairs and they all agreed to remain that committee's chair. Each committee chair determines who will be on each committee, except for one. The Election Committee is the exception as the Board approves that committee's membership as well. Brief discussion with Board members and CA members in attendance.

President Clark approved the Committee Chairs to be on the January 14<sup>th</sup> agenda.

### **Election Committee Chairs and tellers**

President Clark mentioned that the third item on the agenda is the Election Committee Chairs and tellers. He indicated that he has spoken with the current Election Committee Chair Dorothy Anderson and she already has provided her committee membership recommendation.

President Clark approved the Election Committee Chairs and tellers to be on the January 14<sup>th</sup> agenda.

### **Signers for the banks**

President Clark cited the fourth agenda item is approving the signers for the banks. He went on to explain that whenever there is a change in officers the banks need paperwork to recognize the new directors. Short discussion commenced with Treasurer Collins regarding the process to update the signers for the banks. President Clark advised that the minutes for the Election of Officers is being amended. Community Manager Reitz mentioned that as only one person is new there might not be as much paperwork. The four Officers for 2026 are as follows:

Ron Clark, President

Julie Porto, Vice President

Carrie Blaylock, Corporate Secretary

Jim Collins, Treasurer

President Clark approved the 2026 signers for the banks to be on the January 14<sup>th</sup> agenda.

### **Potential new North Trail as West Campus open space**

President Clark said the fifth item on the agenda is the potential North Trail at the West Campus open space. President Clark explained that the West Campus is off of Del Webb West and just north of Tillers and Toilers and the RV park. The entrance is small with a spillway on the right-hand side and to the left is the South Trail. The area to the north is the potential new trail. This area has been a topic for discussion for many years. Director McCall with her Grant Committee has done a ton of work on this potential trail. President Clark asked Director McCall to walk through what her committee has been working on. He mentioned that the CA received a grant for around \$18,000 to be used for the trails. Director McCall clarified that the \$18,000 received can be used for the south section of the trails as well. The Audubon Society is very interested in seeing the north trail be realized. Director McCall advised she had a presentation for the north trails that included a bridge to connect the north and south trails. She also stated that this particular plot of land it also neighboring multiple homes. Community Manager Reitz declared that this item has been discussed with multiple boards and they decided against a trail as the property is very wet. There are also many trees, shrubs, and cypress spall fields that would need to be trimmed to be able to traverse the trail. The ground in that area stays wet and soggy around eighty percent of the year as it is surrounded by more water than the south side. The CA would also need to get an easement granted for the spillway to be able to go through the other side of said spillway. The south trail is back in thickets whereas the north trail has several wetlands that would need to be navigated carefully and could cause mitigation. Director McCall mentioned that all the funds have or will be used on the South Trail. Sustained discussion commenced between Board members and several CA members present for the meeting. President Clark approved the potential new North Trail as a West Campus open space to be on the January 22<sup>nd</sup> Supplemental Meeting agenda.

President Clark brought up the \$10,000 the CA received for the Flock Camera system. Director McCall said that the Grants Committee received the funds to purchase the system and then pay for part of the usage fees. President Clark said that this would stay on the Board of Directors radar to be discussed in the future.

### **Closing of the Rainbow Women Club**

The next item on the agenda is the closing of the Rainbow Women Club. President Clark gave this agenda item to VP/CLD Blaylock. CLD Blaylock stated that the Rainbow Women Club had approached her several months ago regarding closing of the club. She advised them of the process as the club has been struggling since Covid and not meeting on CA property. All of the required paperwork has been turned in and have distributed what funds remained. President Clark approved closing the Rainbow Women Club to be on the January 14<sup>th</sup> agenda.

### **New Chair Volleyball Club**

The next item on the agenda is the new Chair Volleyball Club. VP/CLD Blaylock stated she's going to let the prospective club president explain the club. She introduced Lucia Terrell to speak on the club. Lucia went on to say that CA members are currently playing at King's Point. The cost to play is five dollars a game and they play twice a week which equates to forty dollars a month. The King's Point residents have indicated they would be open to playing on CA property. She went on to explain the one rule, you can't leave your seat and you play this game with a smaller beach ball. Brief conversation between Lucia and multiple Board members began and this included where this club would play this sport and how to play. President Clark approved the new Chair Volleyball Club to be on the January 14<sup>th</sup> agenda.

### **Revise Policy 4.02.B to separate the Communications-Website Committee into two separate committees.**

President Clark confirmed the final item on the agenda is to revise Policy 4.02.B to separate the Communication-Website Committee into two separate committees. Previously the Board decided to combine these two committees, President Clark proposes that these two committees be two separate committees. It was discussed that the four items listed under 4.02.B the first three items would be for the Communications Committee and the fourth item would reside under the Website Committee. The question was posed by VP/CLD Blaylock that items two and three presents as if they are Public Relations so that should be included in the title. Short dialog began with Board members regarding signage and public relations. President Clark approved adding revise policy 4.02.B to separate the Communication-Website Committee into two separate committees on the January 14<sup>th</sup> agenda.

Motion to adjourn made by Director Porto, seconded by Director Rickert. Meeting adjourned at 10:00 a.m. No audience participation after the meeting adjourned.

Alisha Marshall



Recording Secretary