APPROVED

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

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
4 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. Possible price increase in guest passes

President Clark stated the first item on the agenda is a possible price increase in guest passes. He went on to say that Community Manager Reitz has a proposal to raise the price from two dollars a person to four dollars a person. The reasoning behind this change is to help the membership as far as reducing dues. The CA is already below King's Point at two dollars when they charge five. Even with a two dollar increase it appears the Budget Committee will be working incredibly hard as the annual dues will increase nineteen dollars. This would make the annual dues $365 per CA member which includes the increase for guest passes. President Clark asked Community Manager Reitz if he spoke about everything regarding the guest pass price increase and she said yes. She went on to discuss the history of guest pass pricing and how the two dollar a day guest pass has been that price for eleven years. The cost of living has increased while the price of guest passes has not. A majority of the surrounding communities charge five dollars for guest passes. An increase to four-dollars would definitely help the budget as there are few ways to increase income. In the past the CA has raised the Estoppel fee, there is also the King's Point fee, and Freedom Plaza fee. A lengthy discussion commenced between board members regarding changing the price. President Clark asked Community Manager Reitz to give each board member a slip of paper to allow each board member the ability to give their recommendation on the price of guest passes. Once the paper slips were collected, Community Manger Reitz gave a tally of five votes for five dollars, two votes for four dollars, and one vote for three-dollar increase. President Clark approved the guest pass price increase to be placed on the August 3rd Workshop agenda.

2. Should residents of Sun Towers be eligible to be non-voting CA members like Freedom Plaza residents

President Clark declared the second item on the agenda is if residents of Sun Towers should be eligible to be non-voting CA members like Freedom Plaza residents. He went on to explain that Freedom Plaza pay the CA a specific amount that is divided by what the dues are and that is how many membership badges they receive. Freedom Plaza members cannot vote however they have all the benefits of a CA member i.e. clubs, fitness center, and pool. If a CA member moves to Sun Towers and continues to pay the annual dues, the person keeps their membership card. President Clark inquired if the board members would consider the same for Sun Towers for all new residents of Sun Towers to be a part of the CA as a non-voting member. Extensive discussion among board members preceded on the pros and cons for this change. Including Community Manager Reitz clarifying that the CA was told by our lawyers that this had to be explicitly written in a contract to not exceed a specific amount. The number of members must be bound by a legal agreement and it must state a specific amount of members that cannot be exceeded. She proceeded to explain their process for getting the badges and how they are distributed. Then she stated that the membership badges were set up because individuals were moving to Freedom Plaza and losing the access to CA facilities and their CA friends. President Clark will follow up with Sun Towers to see if they are interested in such a membership program.

3. Potential new time period for Hi, Neighbor

The third item on the agenda is a new time for Hi, Neighbor. Director DeAngelis stated that the idea behind changing the time is that the last hour of the event is inactive as the clubs are packing up and they don't stay in Community Hall. When this happens, there isn't anybody there for the new CA members to speak to regarding the CA clubs. President Clark asked how adjusting the time would change the outcome for the last hour and was advised that everyone would be happy. This would allow the clubs to be able to return with whatever items they had on display and the new CA members would still be able to attend after work. President Clark then asked what the current timeframe for this event as was told it was 6:30 p.m. to 8:30 p.m. The new proposed time it 5:30 p.m. to 7:30 p.m. Brief discussion with the directors began and the Board agreed to the new time for Hi, Neighbor to be 5:30 p.m. to 7:30 p.m.

4. Discussion about potential new SCC Basketball Club

The fourth item on the agenda is the potential new SCC Basketball Club and this topic is turned over to CLD/Director Eisman. CLD/Director Eisman went on to discuss how he has received all required documentation from Bob Monihan with the proposal to start a new basketball club. He knows that there is some history here with the people and prior board members and he's had discussions with Bob Monihan about this. Bob Monihan has realized that the CA is not building a half court or full basketball court and in order for them to be approved or have the potential to be approved they must use existing facilities. CLD/Director Eisman has spoken to Community Manager Reitz and Director Wayne Keyes (as president of the Tennis Club) regarding this proposal and should it move forward they would use the tennis wall area. One net would be permanent and the other would be rolled in and out to be against the wall as well. What Mr. Monihan is requesting is one morning to practice shooting, dribbling, passing, and to get ready for upcoming competitions. To facilitate this, he would like to have lines painted on the surface of the tennis courts for the permanent basketball hoop. This wouldn't be a whole half court it would be line segments to know where to shoot the ball from. This should only have minimal impact on tennis players and/or pickleball players who use that practice facility. So, they are asking for one morning for shooting, their current time is three p.m. to dusk, for line segments to be painted for the one permanent net, and for an extension of the fence height where the permanent hoop will be to the bottom of the net. In doing so it would keep the basketball out of the parking lot. They've turned in their bylaws, their board members, they have 45 individuals who have signed up for the club, and they realize completely that they are not getting a permanent structure. Tennis is going through the process of discussing with their board and its members to see if painting the lines the practice court and giving them one morning is feasible. CLD/Director Eisman stated that he is open to both comments and feedback from the board. President Clark asked Community Manager Reitz what comments she had and she spoke about the cost of raising the fence. She specified it's $2,000 to change the fence and the hash marks how they would want it. Short discusion between board members began. This included Director Keyes, as the President of the Tennis Association, stating that all the feedback he's received from the players is they would really like the CA to find another spot for the basketball hoop. Additionally, giving up a morning might be hard for the club, whereas afternoons are easier. President Clark decided that there would need to be an agreement between basketball and/or volleyball for co-using the facilities before this can move forward. CLD Eisman will meet with the Tennis Association and the Volleyball Club to see if an agreement can be reached to allow Basketball to use their facilities. The issue will be tabled until the Board receives that feedback.

5. Fitness Center equipment replacement

The final item on the agenda is the Fitness Center equipment replacement and President Clark gave this item to Community Manager Reitz. Community Manager Reitz went on to say that she and Treasurer Collins, who is the liaison to the Fitness Committee, met with the committee and they have chosen which equipment to be replaced for 2026. The Fitness Committee would like to replace five pieces of equipment that is in the Replacement Reserve account. Three of the items are scheduled for replacement this year, the other two were scheduled for 2027 and 2028. It is at a cost of $24,467.00 and before the contracts end with three different companies, Community Manager Reitz is going to see if the CA will receive any funds for each piece of equipment being replaced as a trade in. Conversation between Community Manager Reitz and the directors present regarding how the process of replacing the equipment works and the impact of the budget. President Clark approved the Fitness Center equipment replacement to be placed on the August 3rd Workshop agenda.

Motion to adjourn meeting was made by Director Rickert, seconded by Vice President Porto. Meeting ended at 2:05 PM by general consent of the Board members.

Alisha Marshall
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Recording Secretary