

MINUTES
BOARD WORKSHOP
MONDAY, MARCH 3rd, 2025
9 AM – ROLLINS THEATER

APPROVED

DIRECTORS PRESENT:

Ron Clark, President

Carrie Blaylock, Vice President

Debbie Caneen, Secretary (Zoom)

Jim Collins, Treasurer

Geri Roberts

Nancy McCall

Tony Rickert

Julie Porto

Arthur DeAngelis

OTHERS PRESENT:

Lyn Reitz, Community Manager

Alisha Marshall, Recording Secretary

13 members present and 11 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:

Approval and granting of Hardship waivers for 2025 dues for 10 Members based on the recommendation of the Hardship panel.

President Clark stated that the first item on the agenda is the approval and granting of Hardship waivers for 2025 dues for 10 members on the recommendation of the Hardship panel. President Clark turned this item over to Treasurer Collins. Treasurer Collins explained the criteria required to submit a hardship request, including bank statements and expenses. He then explained that the Hardship panel has approved 18 Hardship waivers and made a motion to approve the 18 waivers. As Treasurer Collins did not have all information on the additional 8 persons President Clark requested an amended motion.

Treasurer Collins **MOVED** that the board approve and grant hardship waivers for 2025 dues for 10 members based on the recommendation of the Hardship Panel. Case numbers are: 3731 (1 member); 5333 (1 member); 2963 (1 member); 1473 (2 members); 1885 (1 member); 1076 (1 member); 4559 (1 member); 2839 (2 members). The total of \$3,440.00 will be taken from the hardship Fund Account #40720-000-1 to cover this expense.

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

Short board discussion followed and President Clark approved the eight remaining hardship cases to be on March 12th agenda.

Closing of the Scandinavian Club

President Clark specified that the second item on the agenda is the Closing of the Scandinavian Club. President Clark advised this item is under Vice President/Club Liaison Director Blaylock. Vice President Blaylock detailed that she received the request to dissolve the club last year and has been waiting for their bank account to close and any donations to be made. She has received all required paperwork from the club and is waiting for approval from the IAC Committee to dissolve the club. Board Discussion preceded regarding club attendance and President Clark approved the dissolution of the Scandinavian Club to be on the March 12th agenda.

Shuffleboard Resurfacing Bids

President Clark mentioned that the third item on the agenda is the Shuffleboard Resurfacing Bids. He gave this topic to Community Manager Reitz for discussion. Community Manager Reitz declared that the Shuffleboard courts need resurfacing and the CA has received multiple bids for repainting the courts and doing some concrete work to them as well. The damage due to the hurricane will be fixed through the Replacement Fund. President Clark approved Shuffleboard Resurfacing to be on March 12th agenda.

President Clark mentioned that the groundbreaking for Phase 1A is happening on March 13th at 1 p.m. He also advised all CA members to be aware of the orange fencing around the trees and the fencing that will go up around the construction site.

Bocce Project Review

President Clark cited the fourth agenda item is the Bocce Project review. Due to Secretary Caneen being indisposed he then proceeded to hand this topic over to Community Manager Reitz. Community Manager Reitz explained that in working with Long Range Planning and the Bocce Club it was decided that three courts will be built. It will be at an additional cost due to removing the swale and place underground drainage. The Bocce courts will be adjacent to the softball fields. The courts will have shelter on one side; however, we do have a bid that includes shelters on both sides. The bids also include putting a clay court in as requested by the Bocce Club. The total cost for just one covering is \$147,285 and with the additional covering the cost is \$166,720. These funds would come from the Capital account with Long Range Planning approval for this project. Board discussion commenced regarding permitting and it was explained that with the volleyball project this will be added to that site plan. President Clark approved replacing the Bocce project to be on the March 12th agenda.

Storm Damaged Roof Repair Bids

President Clark said the fifth item on the agenda is the storm damaged roof repair bids. He passed this subject over to Community Reitz as well. Community Manager Reitz explained that with the damage to the Atrium roof due to the storms the CA is required to have three bids. She was finally able to get multiple companies out to view the damage and receive bids. Community Manager Reitz would like the Board to approve a contract with Nova Roofing. This is for the large metal repair in the amount of \$38,181.31 and the shingle roof repair for a cost of \$90,365.95. The asphalt shingle roof repair includes Ceramics, Model Railroad, Sawdust Engineers, Art Club and Needlecrafters Club rooms. The funds could come out of the Replacement or Hurricane Deductible Funds. Board debate launched regarding how the funds would be procured. President Clark approved storm damage roof repair bids to be on the March 12th agenda.

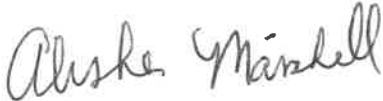
Fitness Center Equipment Replacement items

President Clark declared the final agenda item is the Fitness Center Equipment replacement items as suggested by the Fitness Committee. He then bestowed this detail to Community Manager Reitz as well. She stated that the Fitness

Center has, over the last several months, been evaluating equipment usage. A survey was given to individuals asking a multitude of questions and close to 100 people were surveyed. The Fitness Committee, after a deep dive into what, where, and why, decided that 5 pieces need to be removed completely, and 13 need to be replaced with new equipment. The total cost \$93,344.37 with the Fitness Committee covering \$5,250 out of the Fitness Center deferred account. So, the cost would be \$88,094.37 out of the Replacement Fund. Since \$95,000.63 was budgeted for equipment replacement in the fund, the CA will stay within budget. Pictures of the equipment being replaced and still in working order, have been sent to several companies to see if they would like to purchase this equipment to replace funds in our coffers. Board and member discussion commenced regarding the equipment replacement. President Clark approved Fitness Center Equipment replacement items to be on the March 12th agenda.

Motion to adjourn made by Director Rickert, seconded by Vice President Blaylock. Meeting adjourned at 9:34 a.m. Audience participation and discussion of one item ended at 9:44 a.m.

Alisha Marshall

A handwritten signature in cursive script that reads "Alisha Marshall".

Recording Secretary