

MINUTES
BOARD WORKSHOP
MONDAY, MAY 4th, 2026
9 AM – ROLLINS THEATER

DIRECTORS PRESENT:

Ron Clark, President
Jim Collins, Treasurer
Carrie Blaylock, Secretary
Julie Porto, Vice President

Geri Roberts
Arthur DeAngelis
Tony Rickert
Wayne Keyes

Greg Eisman

OTHERS PRESENT:

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Deputy Jeff Merry
4 members are present and 8 via Zoom.

APPROVED

Directors Absent: None

Meeting called to order at 9:00 a.m./Pledge of Allegiance
Quorum established with 9 Directors present

The following items were discussed:

Hardship Committee Review Procedure

President Clark stated that the first item on the agenda is the Hardship Committee Review Policy. He gave this item to Vice President Collins who is the Chair of the Hardship Committee. Vice President and committee chair Jim Collins is against in-person interviews for all applicants; he reasons that in-person interviews should be at the discretion of the committee chair. President Clark reminded him that it was a board decision that all new applicants be required to have in-person interviews. He also mentioned that the form now asks for annual expenses and the name line on the affidavit is now longer and states "Name" under the line. Director DeAngelis suggests a time period for how many banking statements and other supporting documents are required. Director Keyes also questions the time period for statements from the individuals submitting the Hardship Application. The Board decided that prior 3-months of banking and credit card statements would be sufficient. Brief discussion between Board members and CA members in attendance began confirming the needed changes to policy. President Clark approved the Hardship Committee Review Procedure to be on the May 13th agenda.

Approval of Community Foundation Tampa Bay (CFTB) loan for Phase 1B

President Clark specified that the second item on the agenda is the approval of the Community Foundation Tampa Bay loan for Phase 1B. Specifically, the three-million-dollar loan at 4.4 percent interest. The final wording has been worked out with legal counsel on both sides of the equation for the proprietary document. This will be voted on by the board at the next meeting. With no comments from any director, Daniel McCausland commended the Board of Directors on securing the loan. President Clark approved the Community Foundation Tampa Bay loan for Phase 1B to be on the May 13th agenda.

Discussion on the proposed new Sisters Jump & Glow Club

President Clark mentioned that the third item on the agenda is the new Sisters Jump & Glow Club. He turned this item over to CLD Eisman. CLD Eisman spoke about how he was approached by the president of the proposed new Sisters Jump & Glow Club. The new club has met all the requirements as they have their bylaws in, the board is established, they have at least ten members, and this will be brought up at the board meeting to establish this new club. After a brief discussion between the board and CA members in attendance President Clark approved this item to be on the April 8th agenda.

Adding Credit Card usage for CA payments

President Clark cited the fourth agenda item is adding credit card usage for CA payments. He then proceeded to hand this item over to Community Manager Reitz. Community Manager Reitz said she has been tasked with looking into credit card payments. Research has been done and the thought process is it would be used for purchasing entertainment tickets and guess passes. There would be a small outlay of cash needed for the components for the small Square units to process the transactions. This unit allows for a printed receipt through the program attached to it and she thinks a \$35 monthly service charge to use the program. There is a 2.6 percent transaction fee along with fifteen cents, so the total would be approximately 3 percent that we would pass on to the consumer as a convenience fee. So, if you want to use a credit card, the 3 percent would be charged to the consumer. Members can still pay with check or cash as that is still an option. There would be terminals for the different departments, which would feed into each department's accounts, and then the accountant would reconcile each department's account. Each unit can print a receipt to be given to the member for their records as well. Concise conversation launched between board members and CA members present. President Clark approved adding credit card usage for CA payments to be on the May 8th agenda.

Lawn Bowling Light fixture replacement

President Clark said the fifth item on the agenda is the lawn bowling light fixture replacement. He passed this subject over to Community Manager Reitz. She spoke about how the Lawn Bowling Club has lights on one court and that they are very old. Some of said fixtures are out so she got a price to replace them all with energy efficient lighting. It will be twenty-two light fixtures as a cost of \$21,967.80. Community Manager Reitz stated that this would be taken from the Replacement Fund and not the Capital Fund. She went on to say that she told the Lawn Bowling Club that she would bring this to the Board for their consideration so they can play at night. President Clark stated that there are three light fixtures that are not working and need to be replaced and they would cost around seven thousand dollars. So, with the cost of repairing three fixtures at around seven thousand and twenty-two fixtures for roughly twenty-two thousand dollars he recommends having all of them replaced. After a brief discussion between board members and CA members present, President Clark approved adding lawn bowling light fixture replacement to be on the May 8th agenda.

Recarpeting the Eberhardt Room

The last item on the agenda is an added item, and this goes to Community Manager Reitz. She discussed how she was inspecting the property to establish what needs to be replaced when it is old. The Eberhardt carpet is worn and stained. She is looking to replace the carpeting; however, the amount is beyond her authority as Community Manager. The amount to replace the carpeting is \$12,937.43 and would be taken from the Replacement Fund. They did look at other flooring options and decided on carpet tiles. That way if anything

stains a tile it can be picked up and replaced. This has been brought up to the Lawn Bowling Club, and they are all for it. President Clark approved this item to be on the May 13th agenda.

Motion to adjourn made by Vice President Porto, seconded by Director Rickert. Meeting adjourned at 9:34 a.m. Audience participation and discussion of one item ended at 9:37 a.m.

Alisha Marshall

A handwritten signature in blue ink that reads "Alisha Marshall". The signature is written in a cursive, flowing style.

Recording Secretary