

MINUTES
BOARD WORKSHOP
MONDAY, SEPTEMBER 8th, 2025
9 AM – ROLLINS THEATER

APPROVED

DIRECTORS PRESENT:

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

OTHERS PRESENT:

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
Deputy Jeff Merry
6 members are present and 10 via Zoom

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

The following items were discussed:

Review Design of new pool for Phase 1B

President Clark stated that the first and only topic on the agenda is a review of the proposed design for the new pool for Phase 1B. He then mentioned the drawing of the proposed pool as provided by the architect. This is not the final design of the pool as they are still working on the design. On Friday he received, from PI Architects, the Value Engineering Set that DFG (our contractor) used to provide the latest estimate to the Board. He then sent it to Secretary Caneen the chair of the Planning Committee, who then sent it to the Construction Sub-Committee to provide comments and such. The final design has not been completed. President Clark's only concern, which he has asked PI Architecture, is deck space. The VE drawing does not clearly show how much deck space the CA will have around the pool. The pool is huge, with 6516 square feet, of waterline surface area. President Clark requests enough deck space for the people who wish to sit around the pool. He understands that the current drawing is not to scale nonetheless he leaves sufficient deck space to the architects. He then turned this subject over to the Board. VP/CLD Blaylock suggested the current structures will allow for more deck space once relocated. President Clark mentioned that where CC's Grill is located, that space will become locker rooms and restroom facilities per Phase 3 of the Master Plan. He then reiterated that all future deck space design will be left to the professionals. Treasurer Collins inquired about the hot tub, and was advised that it was not shown in the print out supplied for the audience. Community Manager Reitz stated that the hot tub would be located on the right-hand corner of the drawing. Secretary Caneen acknowledged kudos for the Pool Committee and said VP/CLD Blaylock did a great job in working on the pool design details with the CA. President Clark asked if the Board had any further questions or comments. Hearing none, he turned discussion over to membership. The following CA members spoke about the pool design:

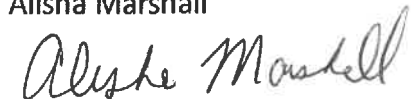
Maryann Rowe

George McGuire

President Clark stated if nothing else, he will accept a motion to adjourn.

Motion to adjourn made by Director Porto, seconded by Director Rickert. Meeting adjourned at 9:12 a.m.

Alisha Marshall

A handwritten signature in cursive script that reads "Alisha Marshall". The signature is written in dark ink and is positioned above the printed name and title.

Recording Secretary