APPROVED

SPECIAL BOARD OF DIRECTORS MEETING
THURSDAY, AUGUST 27, 2026
BOARD ROOM – 1 PM

DIRECTORS PRESENT

Ron Clark, President
Julie Porto, Vice President
Carrie Blaylock, Secretary
Jim Collins, Treasurer
Tony Rickert
Arthur DeAngelis
Greg Eisman
Wayne Keyes
Geri Roberts

OTHERS PRESENT

Lyn Reitz, Community Manager
Alisha Marshall, Recording Secretary
21 members present and 19 via Zoom

CALL TO ORDER/PLEDGE OF ALLEGIANCE

President Clark called the meeting to order at 1:00 p.m. All present joined him in the Pledge of Allegiance. A quorum was established with 9 Directors present.

Discussion and vote on a proposed 10-year contract for Sodexo America, LLC to provide food services on the CA campus including the new Phase 1B dining facility. President Clark declared that as the board has reviewed the proposed contract and he will turn the topic over to the CA members to ask questions since they have not had that opportunity. Elysia Hendricks and Mary Ann Rowe both spoke twice regarding the new restaurant as far as who is purchasing the equipment (which is Sodexo) and how the rent for the building will proceed which is if Sodexo receives more revenue, then the CA receives more in rent. Kurt Braun asked if the restaurant will be full service i.e. with waitstaff and table service, full bar, menu, the liquor license and the response he received was yes, it will be a full-service restaurant. Liz Bentley inquired if Sodexo was providing $500,000 in equipment and she was told yes.

1. Approval of the Phase 1B Restauranter Contract (Director DeAngelis)
   Director DeAngelis **MOVED** that the Board approve a contract with Sodexo, LLC for the Phase 1B Restaurant and Bar. This will commence when the building is completed.

   SECOND: Vice President Porto.

   President Clark called for a Roll Call vote that went as follows:

Director Blaylock		No
Director Collins	Yes	
Director DeAngelis	Yes	
Director Eisman	Yes	
Director Keyes	Yes	
Director Porto	Yes	
Director Rickert	Yes	
Director Roberts		No

President Clark	Abstains	
Total	6	2

VOTE: Passed 6-2 Motion carried.

The next item on the agenda is the Trail Report and President Clark turned this topic over to Melony Higgins.

2. She went on to say she's here to provide an update on what we're calling the North Trail Extension, which is the north side of the nature trails, the north side of the canal. Right now, number one, permitting is ongoing. So, we're proceeding with that thanks to grant funding as identified by Community Manager Reitz and Fundraising Chair Nancy McCall. In clearing the area with one of the ecologists we verified that the toe-of-slope-to-toe-of-slope-across-the-ditch is 18 feet. Which is too wide for a 20-foot prefab bridge originally proposed. So, we're rethinking the bridge. In reviewing that land again yesterday with a local dock builder who was recommended by our maintenance contractor he stated we should talk to a dock builder about building bridges. He said he would have an estimate for a site-built bridge within a week and a half. Once we know what our potential cost would be from there to look for grant money, as we want to pay for this with other people's money. In the quote, he's including a line item for engineered drawings, which will probably be needed if EPC or Swift Mud requires those. The good news is we were approved for a $10,000 grant from TECO. She went on to say that she needs to talk to them to verify that we can use the funding to construct the trail from the canal to the ditch. They did check with the ecologists who are doing the permitting and we can move ahead with clearing the trail from the canal to the ditch without having permits, as it's all in uplands. So, our preferred contractor for doing that is booked out for the next three months so the start time would be three months from now. She needs permission from the Board to move forward with this project and was advised that the Board approves moving forward with the trail clearing.

   Director Blaylock left the meeting at this point to attend to a family matter.

   The next agenda item is the Website Committee – Club Calendar discussion which goes to Director Roberts.

3. Director Roberts went on to say that one of the things in the survey we had in January was people wanted to be able to access club events on our website. The committee put together some guidelines for completing an application, a request, to have their event put on our website, our new calendar on the website. This discussion was halted by Vice President Porto as she states that the Club Calendar is under the purview of the Public Relations Committee. Vice President Porto went on to state that President Clark, on April 8th, 2026, assigned the club calendar to the PR/Communications committee to be maintained on Google Workspace along with all other content designed for current members. After some discussion, the Board decided to have the PR/Communications Committee work on the Club Calendar and to provide it to the Website Committee to put on the Website. Director Roberts requested that this discussion be tabled and there was no objection to the request.

This brings the meeting to the next topic on the agenda which is Google Workspace. President Clark gave this item to Vice President Porto.

4. Vice President Porto spoke about the disconnect between Google Workspace and the CA's IT person. It was decided that Community Manager Reitz will connect the individual, Maria with Google Workspace, with Digital Eel our site creator to work on the requirements for activation with Google Workspace.

The next agent item is the potential new SCC Basketball Club which goes to CLD/Director Eisman

5. Director Eisman said that he has the club's bylaws, Board Members, and a roster of about forty individuals. All that is left is to find out where they can practice and CLD/Director Eisman is meeting with the Tennis Club and other South Campus clubs to discus where this new club would practice. Brief discussion between board members in attendance regarding the new club location and CLD/Director Eisman will continue to work on getting the potential new club a spot to practice.

The next topic on the agenda is approving the Fitness Center equipment replacement and President Clark stated the Board has already discussed this a length but asked Community Manager Reitz to speak on this topic. She went on to say that five pieces of equipment are being replaced as requested by the Fitness Center Committee recommended. This is out of the Replacement Reserve – Fitness Center Equipment Account for a total amount of $24,467 from various companies. President Clark asked for any questions from board members, with none the motion goes to Treasurer Collins.

6. Approve of the Fitness Center equipment replacement (Treasurer Collins)

   Treasurer Collins **MOVED** that the board approve the replacement of five pieces of equipment for the Fitness Center from various manufactures at a cost of $24,467 to be expensed from Replacement Reserve – Fitness Center Equipment Account #76700-000-4.

   SECOND: Vice President Porto.

   VOTE: Unanimous in favor by voice vote. Motion carried.

The final item on the agenda is resurfacing four tennis courts and President Clark again asked Community Manager Reitz to explain. She went on to say that this item just came up as the courts are reviewed on a periodic basis and there are four that need to be stripped and resurfaced. It is $8,325 per court with the total amount as $33,300 and this is again Replacement Reserve account. The CA reviews the courts every year with resurfacing a few of them annually and in doing so keeps the facilities in top shape. Director Keyes weighs in on the topic, as he is President of the Tennis Club, and he spoke on how he is in favor of this motion and the four courts are dangerous. This will affect courts 5, 6, 7, and 8. This will not affect the Tennis Clubs scheduled games. President Clark asked Treasurer Collins to give this motion as well.

7. Approve resurfacing (4) Tennis Courts (Treasurer Collins)

   Treasurer Collins **MOVED** that the Board approve a contract with Fast Dry Courts (Formerly Welch Tennis) to resurface (4) tennis courts in the amount of $8,325 per court, for a total of $33,300 to be expensed from Replacement Reserve Account #76201-000-4.

   SECOND: Director Keyes

   President Clark asked for any questions from board members and hearing none on to the vote.

VOTE: Unanimous in favor by voice vote. Motion carried.

Director Rickert **MOVED** the meeting be adjourned. **SECOND:** Vice President Porto

VOTE: Unanimous in favor by voice vote. The meeting was adjourned at 2:03 p.m.

The following members addressed the Board:
Peter Colket Linda Grabowski
Mary Ann Rowe

Carrie Blaylock, Secretary
Carrie Blaylock
AM/Attachments