

# LAKE TARPON SAIL & TENNIS CLUB BOD MEETING MINUTES 03.05.2026 6:22PM

## Meeting Information

Date: 03.05.2026 6:22pm

Location: COMMODORE CLUBHOUSE & VIA ZOOM

Attendees: [ 'John Haverty President', - 'Trixi Emden Vice President', ' Richard Troxell Treasurer', "Barry Case Secretary", "John Verdaasdonk Director at Large', Ameritech Property Manager Kristen Marchese 34 members & 9 via zoom

## Meeting Notes

- Financial report inquiry and tax bill
  - Meeting called to order; quorum confirmed.
  - Question raised about a community tax bill and an approximately \$1,800 invoice to the treasury.
  - Origin of the bill unclear; CFO consulted and awaiting CPA response.
  - Payment approval placed on hold pending clarification.
- Community road safety: speed control and signage
  - Concerns about vehicles accelerating to ~30 mph near pedestrian areas; existing speed bumps are inconsistent and lighting is poor.
  - Past incident: a pedestrian was struck; residents identified a dangerous corner needing measures.
  - Options discussed: additional speed humps, modular bumps (anchored, potentially reusable), and speed tables (comfortable at ~15 mph, punitive at >25 mph).
  - Future road work may include adding a pedestrian lane.
  - Resident request for "Children at Play" signs noted; not on agenda and no decision made.
  - Decision tabled: bring literature, costs, criteria, and potential installation points to the next meeting.
- Kayak storage program: location, usage, fees, and potential termination
  - History of multiple rack generations, small annual fees (~\$60), and six slots with a Feb 1 payment/response deadline.
  - Issues: racks appear neglected; kayaks dirty/unused; view obstruction near Club Two; some owners nonresponsive during window work; storm safety concerns (kayaks as projectiles).

- Proposals ranged from relocating/screening racks (e.g., shrubs, against building) to shutting down the program due to underuse and liability.
- Motion approved to consult the association's attorney on legal steps for disposal, potential dissolution of a related amendment, and handling of fees already paid (e.g., "2026 sixty dollars").
- Strong sentiment to remove unused kayaks near Club Two, enforce deadlines, and consider selling unclaimed items; prior practice includes selling unpaid items. No final disposition decision recorded.
- Grounds and landscaping around common elements and fitness center
  - Six-months-prior discussion on renewing bushes/trees; some structures deteriorating; oak growth persists; bids considered for removal/trimming.
  - Desire for uniformity and unobstructed views, especially near the fitness center; preference for lower, flatter plantings.
  - Current maintenance differentiated: front entrance by contractor; rear areas by a volunteer.
  - Board inclined toward standardized, professional maintenance with possible planters/pots in designated spots as a compromise.
  - Safety concerns noted (poisonous plant identified). Decisions apply to common elements, not private property adjacency.
  - No final decision; a detailed plan and estimate requested before any vote.
- Board representation and process
  - Clarification that votes on common element issues are conducted by board representatives, who should reflect their clubs' majorities; broad community polls discouraged for efficiency.
  - The board will discuss contentious matters internally, solicit bids, consider alternatives, and report back with structured plans.
- Clubhouse working group: composition and purpose
  - Representatives from multiple clubs/communities convene in the clubhouse to define furnishings/layout for multi-room, multi-use spaces with practical furniture.
- Clubhouse space reconfiguration and furnishings (ground floor)
  - Sports lounge: two high-top tables with chairs; four swivel barrel lounge chairs oriented to a TV.
  - Dining/party area: multiple 47-inch tables with armchairs; labeling to aid cleaning/organization.
  - Game room: permanent tables for games (e.g., Mexican Train, poker); repurpose existing tables with new felt; relocate bookcases.
  - Library/puzzle room: former fitness room repurposed for quiet activities; window priority lowered.
  - Large ceiling fans (~50 inches) planned for game and library rooms.
  - Acoustic improvements considered, including sound dampening in walls and possible exterior adjustments.
- Fitness area updates
  - Office opened to create an additional fitness/yoga/stretch room; pool table moved upstairs.

- Small weights room too tight for more than one person; mats added to larger gym area.
- Protective measures under machines discussed to prevent floor damage and allow future changes.
- Upstairs flex/meeting/bingo room
  - Swivel chairs instead of sofas; small coffee tables for convenience.
  - Conference table with integrated power/cable management for bingo, meetings, general use.
  - Additional seating arranged to support events and meetings.
- Accessibility and meeting accommodation
  - Concern about accommodating members who cannot use stairs and legal requirements for in-person attendance.
  - Plan to handle requests case-by-case and use downstairs spaces when needed; deploy card tables with tablecloths for larger gatherings.
- Financials and budget for clubhouse improvements
  - Financials for furnishings/changes to be circulated; funds allocated in the budget for durable items (avoid low-quality hand-me-downs).
  - Work in progress; prior experiences guide spending/choices.
- Rules and regulations review
  - Michael and Barb reviewed clubhouse rules/regulations; many not reviewed in 30–40 years; updates to be drafted and refined.
- Events and community engagement
  - Springfest and grand reopening planned for April 25 at 5:30 PM with food truck, music, dancing, and tables.
  - Board will offer tours explaining expenditures and progress; anonymous survey to gather feedback on events and ways to increase clubhouse use.
  - Working group decisions emphasized as products of debate and compromise to maximize space and comfort.
- Contractor accountability
  - Concerns about damage and responsibilities for cleanup/furniture movement; call to engage GC/managing partner on liability and maintenance.
  - Note of prior contract edits reducing leverage; issues with cost overruns (“five G’s in thirteen”) to be readjusted.
  - Questions raised about management company’s recommendation of the contractor and accountability.
- Adjournment 7:34 pm
  - Motion to adjourn made, seconded, and passed with “Aye” votes.

## Next Arrangements

- CFO/CPA to explain the \$1,800 tax bill; board to review before approving payment.
- Research and present options, costs, and criteria for speed humps/tables; identify hazardous corners/segments; consider “Children at Play” signs in a future agenda.

- Verify kayak rack payments/ownership post–Feb 1; notify non-compliant owners; define process/timeline to remove or sell unclaimed kayaks; consult attorney on disposal steps and amendment dissolution; review contracts and relations tied to paid 2026 fees.
- Obtain and circulate a detailed landscaping plan and estimate; evaluate bids for tree removal/trimming; define uniform maintenance standards and designated planter areas.
- Circulate detailed financials for clubhouse furnishings/improvements; solicit bids for changes/alternatives; continue furnishing plan implementation; install ceiling fans and evaluate sound dampening.
- Review and revise clubhouse rules/regulations with a defined timeline and responsible owners.
- Define and communicate an accessibility protocol for downstairs accommodations when needed.
- Conduct an anonymous survey at Springfest; confirm vendors and logistics; staff guided tours.
- Host Springfest/grand reopening on April 25 at 5:30 PM; hold the annual meeting on April 8.
- Engage the contractor/GC and management company to document damages, responsibilities, and cost readjustments; establish escalation paths.