

Lake Tarpon Sail & Tennis Club Common Elements
Board of Directors Meeting

05.04.2026 Commodore Clubhouse 6.30pm

- A quorum for the meeting has been confirmed.

- President John Haverty Club I Present

Vice President Trixie Emden Club II Present

Secretary Barry Case Club III Present

Treasurer Richard Troxell Highlands I Represented by Janet Coleman

Director at Large John Verdaasdonk Present

- Ameri-Tech Property Management Kristen Marchese Present

- Failed to track members present

****Treasurer Report**** ****for the period ending March 31, 2026, is presented, showing total assets of \$442,517.****

- The balance sheet as of March 31, 2026, includes:

- Operating Funds: \$122,000

- Reserve Funds: \$300,000

- Delinquencies: ~\$19,000

- A clarification was provided regarding the delinquency amount by Kristen

- Financial reports are run automatically each month, which causes all sub-associations to appear delinquent at that specific moment.

- These payments are typically never more than 30 days late and are resolved over the course of the month.

- A breakdown of liabilities and equity was provided:

- Total Assets: \$442,517

- Reserves and Special Assessment Liabilities: \$300,427

- Prepaid Miscellaneous Liabilities: \$2,160

- Equity in Capital (Prior Years): \$82,668

- Net Income Gain/Loss: \$57,262

- Total Liabilities and Equity: \$442,517

****A discrepancy has been identified between outstanding invoices from the contractor Munyon and the remaining special assessment funds.****

- A conversation between Kristen and John Haverty occurred regarding a financial discrepancy.

- Munyon is beginning to request payment for the completed clubhouse repairs.

- There is a shortfall in the special assessment account to cover Munyon's outstanding invoices.

- Remaining Special Assessment Funds: Less than \$60,000

- Total of Munyon's Invoices: Approximately \$128,000

- Kristen is undertaking a reconciliation project to investigate the discrepancy.

- The investigation will determine if some payments were incorrectly drawn from the special assessment fund instead of other GL codes.

- It is possible that some expenses, such as painting, could be reclassified and paid from other healthy reserve funds rather than the special assessment account.

- The association's overall financial health is strong, with sufficient funds in operating and reserve accounts to cover the costs.

- John (John Haverty) reassures attendees that the full \$287,000 special assessment was collected and the issue is one of fund allocation, which will be corrected.

****The reading of the minutes from three previous meetings is waived by a motion. Made by Vice President second by President, all in favor****

- Barry Case notes he has the minutes from three meetings, including the annual meeting which is approved the following year.

****An update on dock maintenance and a proposal for a new unified security camera system is provided by Kevin.****

- John Haverty reports that Kevin, who is not physically present but on Zoom, had little to update on maintenance changes.

- Kevin reports that there is currently no activity to report regarding the dock.

- The next planned project for the dock is the installation of security cameras.

- Kevin proposes integrating the new dock security cameras with the existing clubhouse security system.

- This would create a single, unified system.

- The goal is to limit access to the video feeds to a few specific people.

- The dock fund can contribute financially to this unified system.

- The board is actively seeking a replacement for Kevin, who has expressed a desire to step down, but no one has volunteered yet.

- The system will likely be Wi-Fi-based, giving board members the ability to view live activity.

- Kevin has researched the Wi-Fi range, finding it averages 60 feet.

****The fundraising report, Michael Ruzom details the successful but costly grand opening event.****

- The clubhouse grand opening was a highly successful and well-attended event.

- It was also one of the most costly events because the committee invested in reusable decorations to avoid disposable items in the future.

- Financial Summary of the Grand Opening:

- Expenses: \$913.03

- Income: \$1,197.00

- Net Profit: \$183.97

- The 50/50 raffle winner, Mindy Wooderson, donated her winnings of approximately \$250 back to the community. The total pot was \$501.

****The fundraising committee reports on efforts to increase clubhouse usage and feedback from a recent survey.****

- An upcoming event for Cinco de Mayo is scheduled for 2026-05-05, featuring margaritas, sangria, and snacks.

- The committee is actively trying to maximize clubhouse usage by posting casual events, like viewing Lightning games, on the "Lake Tarpon Sail & Tennis Club" Facebook group.

- A survey conducted during the grand opening received 30 responses.
- The overall satisfaction rating for the event was 9.989 out of 10.
- The most frequent response regarding what would bring residents to the clubhouse was related to the gym.

- The report clarifies a misunderstanding about the committee's ability to host instructed classes like yoga or Zumba.
 - These classes require hiring an instructor, which is a cost the fundraising committee cannot bear as its purpose is to raise money, not operate at a loss.
 - Community members are encouraged to lead efforts if they know an instructor willing to provide a class at no charge.
- A recent attempt to offer free demo fitness classes by a resident named One Woody was poorly attended, with only two residents showing up besides the organizers.
- The speaker emphasizes that the committee cannot continue to provide events that are requested but not attended, especially when volunteers are offering their time for free or at a discount.
- Other upcoming events include bingo and a potential wine tasting with a resident who owns a wine distribution company.
- Action Item: @Michael - Provide Kristen with the updated asset list for the fundraising committee. - [No Due Date Mentioned].

- To address concerns about a lack of kitchen items, the committee has ordered a 45- or 50-cup coffee brewing machine and 36 coffee mugs for community event use.
- Many decorations for the clubhouse (vases, bottles, trays) were sourced from the fundraising committee's inventory to reduce costs.
- An updated list of fundraising assets will be provided to Kristen, reflecting items transferred to common elements.

- One kitchen cabinet is designated for items paid for by the fundraising committee, including sodas, water, and wine.
- A specific inventory is kept, and it was noted that items were taken without payment.
- The speaker reminds everyone that these items are not free and taking them results in a financial loss for the committee.
- For the Cinco de Mayo event, leftover wine will be used to make sangria in an effort to maximize the use of existing resources.
- **A strong appeal is made for the proper use and care of new gym equipment, citing misuse and damage within the first week of opening.**
- A plea is made for all members to re-rack their weights in the gym.
- A new \$2,200 machine, purchased with fundraising money, has been "abused and misused every single day" since the gym opened less than a week ago.
- Leaving heavy plates (e.g., 45 lbs) on a machine immobilizes it for the majority of the community.
- Members are instructed to leave equipment as they found it and not to unplug or move items.

- The speaker expresses frustration, noting more damage has occurred in one week than in years prior.

- A balance of \$1,976.35 remains on the gym machine, which the speaker personally financed and is being paid back at only about \$35 per month.

****The committee announces upcoming bingo dates and a policy of issuing warnings for equipment misuse.****

- Bingo nights are scheduled to start in May, with the first events on May 13th and May 27th.

- The cost is \$6 per card, and the event will likely be held upstairs.

- Members are urged to ask for help if they are unsure how to use equipment. The speaker (Michael) or John can provide assistance or arrange a class.

- A new policy will be implemented once security cameras are installed:

- Key Decision: Warnings will be issued to individuals seen misusing gym equipment on security cameras, which may lead to restricted access to the gym or other areas. - Rationale is to prevent damage and ensure equipment availability.

- The fundraising committee has submitted new rules and regulations, as well as a new rental contract, to the management company for publication on the website.

****Survey results show a disconnect between awareness of the events calendar and the main association website.****

- A survey question revealed that while many residents know where to find the events calendar, a similar number do not know about the main common elements website.

- The calendar is often posted physically in Club One and Club Three, leading to higher visibility.

- There is a need to better promote the main website, as it contains important information like financials and meeting minutes that could answer many common questions.

- The speaker encourages residents to attend casual gatherings at the clubhouse, like watching sports games, to foster community and enjoy the newly renovated building. These events are free unless explicitly stated as a fundraising event.

The fundraising committee clarifies its limited role in any future community yard sale.****

- The fundraising committee's heavy involvement in the previous yard sale was specifically because it was selling the old clubhouse furniture, with proceeds going to common elements.

- For a future yard sale, the fundraising committee's involvement would be minimal as there are no large common element assets to sell.

- The speaker suggests that the social committee would be the more appropriate group to lead a future yard sale.

- The speaker states they are too busy to run a sale alone but would consider it if other residents commit to helping run it.

****Kitchen and library coffee equipment will be standardized, with purchases aligned to a modern aesthetic and community-use priorities rather than personal drop-offs.****

- Michael Rozum clarifies that a 40-cup coffee pot was acquired but notes they never need forty cups and questions placing such a unit on the counter.

- Rosemary suggested possibly adding a Keurig in the library to allow single-cup coffee or tea while reading.

- Emphasis that kitchen and library items are community assets; personal excess items should not be dropped off.

- Action Item: @[Board/Facilities] - Maintain clear kitchen counters and purchase necessary serving pieces/items that fit the new, non-dated aesthetic. - [No due date mentioned].

- Direct quote: "The kitchen is not to be a drop-off zone for all of your excess stuff that you have."

****Counter space must remain clear to support usability and the planned aesthetic; large coffee equipment placement is questioned.****

- Michael Rozum reiterates that needed items will be purchased to fit a new aesthetic the community paid for and that counters should be kept clear for usage.

- Question raised: "Why would you put a forty cup one here?" reflecting concern about large equipment on counters.

- Trixi Emden ends this discussion point and moves to another speaker: "I'm done. Thank you. I'm sorry, Phil had a question."

****Security camera coverage should include tennis courts, and policies must mandate follow-up and enforcement for misuse of facilities.****

- Speaker 9 recommends adding tennis courts to security camera coverage due to routine misuse: nets ripped, items thrown, and careless behavior.

- Notes inability to hear Kevin clearly but stresses parallel behavior to other areas observed by Michael.

- Speaker 9 urges effective use of security systems with policy-backed follow-up and consequences for incorrect use.

- Action Item: @[Board/Rules Committee] - Update policies to ensure identification via security footage leads to follow-up and appropriate consequences for misuse. - [No due date mentioned].

[27:04-28:18] ****Rules and regulations need clearer enforcement procedures; Wi-Fi may reach the dock and potentially the tennis courts via extenders or group contract arrangements.****

- Michael Rozum states current rules mention fines but lack details on enforcement process: initiation, roles, completion, and collection.

- Action Item: @[Rules Committee/Legal] - Delineate enforcement proceedings in rules: process start-to-finish, roles, and fine collection mechanisms. - [No due date mentioned].

- Michael Rozum notes Wi-Fi reaches most of the dock; extenders could improve coverage. For tennis courts, connectivity might leverage the community's group Wi-Fi contract, potentially using units closer to courts (e.g., Jamal) while routing to a common elements control pad.

- Thanks offered to Michael and a transition toward concluding this topic.

[28:18-31:02] ****Board intends to reimburse Michael's \$2,200 gym equipment purchase over time****

- John Haverty commits to making Michael whole over time as fundraising proceeds allow; cites \$2,200 as the eventual reimbursement target.

[31:33-33:29] ****Kayak racks are problematic aesthetically and operationally; legal review suggests kayak racks and pickleball are unsanctioned amenities under governing documents.****

- Speaker 9 briefly interjects to clarify understanding, noting neighbor considerations.

- John Haverty emphasizes a neighborly approach: ask owners to take kayaks home rather than selling owners' property; some owners have garages but choose not to use them.

- Complaints include visual blight: dirty, cobwebbed plastic kayaks obstructing lake views, generating turmoil over whether racks should remain.

- Legal consultation (via email discussion) indicates governing documents list sanctioned common elements (tennis courts, clubhouse, dock, roads, drainage) but do not mention pickleball or kayak racks; these may be considered unsanctioned amenities.

[33:29-34:38] **Proposal: relocate one kayak rack to the far side of Club One (out of sight), phase out racks as kayaks leave, and seek board decision.**

- John Haverty reports Club One's board consent to place one rack on the building's far side, unseen, while phasing out: as one kayak leaves, reduce available storage until the rack eventually disappears.

- Action Item: @[Board] - Decide on relocating a kayak rack behind Club One and implementing phased removal as kayaks diminish. - [No due date mentioned].

- John Haverty requests board input on relocating the rack behind Club One.

MOTION TO MOVE KAYAK RACK by John Haverty second Barry Case to relocate the kayak rack behind Club One, limit future replacements, dismantle the other rack, and allow under-deck storage; abandoned kayaks will not be retained. PASSED IN FAVOR ALL

- Barry Case suggests ensuring all current kayak owners (including two recent Club Two residents) understand accommodation and that removal means no future amenity.

- Trixi Emden states she informed one couple pre-purchase that Club Two intended to eliminate kayaks due to five years of complaints about blocked lake views; the other couple had not met her.

- Barry asserts that under Florida condo law, any amenity present for five years belongs to the association and removing it requires a two-thirds association vote.

- Trixi Emden supports keeping kayaks if not in front of Club Two's residents; insists on relocating racks away from lake-view windows that currently face three racks.

- Barry notes Club One's willingness to host a rack.

- Trixi clarifies that moving to Club One effectively phases out the amenity; no new users beyond the existing four will be accommodated.

- John Haverty proposes a dual-path: relocate racks to reduce visual impact and allow owners to chain kayaks under the deck (out of sight), which the board accepts as a storage alternative.

- Kristen Marchese observes that John has volunteered and there is an agreeable solution in place, questioning why debate continues.

- Trixi and Barry debate whether an amenity can be removed after five years; Trixi reiterates the new rack is only for the four current kayaks.

[40:06-41:34] **A request to retroactively vote on pickleball courts is deferred.**

[41:34-44:32] **Motion to purchase and install three sets of rubber speed humps rated for heavy vehicles to address speeding, including delivery trucks; prior pedestrian injury underscores urgency. made by Trixie second By John Veraasonk in favor ALL**

- Detail of current hump layout: several locations covered (near garden house, Carp Island One side, halfway down hill, exit to Carp Islands Two, up the hill, entrance to Club Three), but gaps remain where drivers accelerate after passing existing bumps.

- Residents in Club Three report speeding resuming after current humps; additional humps would serve as reminders to keep to 15 mph.

- John Haverty notes younger residents and unfamiliar delivery drivers (e.g., Amazon) are frequent offenders, sometimes racing and moving backward on dead-end routes.
 - Proposal specifics: acquire three sets of rubber speed humps, approximately two inches high and fourteen feet wide; rated up to 66,000 pounds (suitable for loaded garbage trucks ~60,000 pounds). Easy to install, though longevity under block/snow conditions is uncertain.
 - Safety context: A resident was struck walking at 3–4 a.m. some years ago; John Haverty personally encounters unsafe speeds while walking a dog in the morning.
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- The initial proposal for the three locations was outlined:
 - **Location 1:** At the bottom of the hill where the parking lot opens to the loop, near Club 1.
 - **Location 2:** In the grassy area on the loop road, before the intersection leading out from the tennis court road/Club 2, to slow traffic for exiting vehicles.
 - **Location 3:** Approximately halfway between the stairs near Club 3 and the Club 2 exit, addressing concerns about vehicles accelerating in that area.
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- Trixi Emden agreed, stating they were in favor of purchasing the humps but not clear on the final placement.
 - John Haverty requested a board decision on purchasing three humps, to be placed somewhere on the property.
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- A **motion** was made to vote on accepting the new rules with pending modifications. by John Haverty second Trixie Emden all in favor
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- Trixi Emden and Phil have collaborated on drafting a set of rules and regulations for a building that recently underwent significant investment.
 - The objective of these new rules is to preserve the building's condition for the long term.
 - A copy of the draft rules and regulations was distributed to all board members via email for review and discussion.
 - The clubhouse is part of the Lake Tarpon Sail & Tennis Club amenities and is run and maintained by the Common Elements Board of the HOA.
 - All common elements facilities and properties must be used appropriately; they are under security surveillance, and misuse will not be tolerated.
 - The board emphasizes that the building belongs to everyone and must be kept nice, but standards must have "teeth" to be effective, which is why the rules are being established.
 - The Common Elements Board is responsible for all policies and procedures concerning maintenance, operation, and use of the clubhouse.
 - Only the Common Elements Board will run and maintain the clubhouse; any homeowner seeking to place items or make modifications inside or outside must present to the board and obtain approval.
 - HOA fees fund the clubhouse, its contents, and maintenance; homeowners should treat the furniture and facility as they would their own.

- Action Item: @All Homeowners - Turn off all TVs, lights, and fans before leaving; return TV and fan remotes ("clickers") to designated spots; report any issues immediately to their Common Elements Board representative. - [No due date].

No one under age 18 may use the clubhouse without being accompanied by an adult or adult homeowner; exception: use of restrooms only.

- No items may be attached to walls or windows; posting is allowed only in board-designated areas with approval.

- Temperature control is managed by the Board; concerns should be directed to a Common Elements Board representative. The Board determines appropriate holiday decorations; other decorations require board approval.

- Kitchen use is open to all homeowners; users must clean up after themselves and leave no food or beverages. The refrigerator, microwave, ice maker, and popcorn machine must be cleaned after each use.

- After events, all areas must be cleared, furniture returned to original positions, and all trash removed from the building and placed in the dumpster.

- Storage allocations in the closet: Club One HOA has one shelf; Club Two HOA has one shelf; Club Three HOA has one shelf; Highlands One has one shelf; Highlands Two has one shelf; the Fundraising Committee has one-third of the closet; the Social Committee has one-third of the closet.

- Action Item: @All Users - Report any kitchen discrepancies immediately to their Common Elements Board representative. - [No due date].

All other closets are reserved for Common Elements-approved items only; anything left behind will be discarded.

- Action Item: @Board (rule authors) - Amend kitchen rule language to specify "clear and clean" the kitchen after use, not just "clear." - [No due date].

- Clarification: If a unit is rented, the renter (resident) has access to the clubhouse; the owner who rented out the unit does not have access.

- Action Item: @Trixi Emden - Revise wording where age restriction mentions "adult homeowner" to "adult resident," and ensure consistent use of "homeowners" vs. "residents" throughout the rules.

- John Haverly invites questions before voting; Joyce King expresses concern about the ability to continue "as we've always done."

- Trixi states she initially envisioned the downstairs as lounge space but modified plans (adding tables) to accommodate social events after objections.

- Key Decision: The clubhouse will not allow takeover of closets or use of rooms as storage; storage will be controlled and limited to designated spaces to avoid clutter and misuse.

- Trixi describes past conditions: excessive chairs and tables stored in rooms due to closets filled with Social Committee items; this is no longer acceptable.

- Common Element storage now reserved for CE-owned chairs and tables for upstairs and downstairs.
- Key Decision: One remaining closet is divided equally between Fundraising Committee and Social Committee (each one-third, as stated); other closet space is allocated to listed clubs; all other closets are for CE-approved items.
- Joyce King objects that plans did not include more storage; Trixi asserts there is no room to add storage or reduce usable rooms for storage purposes.
- Trixi refutes community rumors that she seeks to shut down social events, stating offense at the suggestion.
- Quote: "You said, 'I want to shut you down.' And I find that offensive."
- Joyce King appreciates assistance in securing downstairs space for Social Committee events and expresses preference for decorations.
- Trixi responds that events can be held with furniture, TVs, and music, but paper or items will not be stuck on walls.
- Key Decision: Decorations that attach to walls/windows are prohibited; events may use existing furnishings and AV amenities.
- Joyce King asks when kitchen items should return; Trixi states kitchen items will not be retained on-site.
- Trixi provides examples: for the Lightning game and a party, participants brought food/drinks and removed all items afterward.
- Key Decision: The clubhouse is not a communal storage location for kitchenware or party supplies; bring-in/bring-out model is required.
- Trixi notes that previously, even the vice president lacked a kitchen key and many residents were unaware of the kitchen; now it is open for everyone's use.
- Trixi rejects maintaining shared kitchen items because of the associated washing and maintenance burdens.
- Quote: "It is open now for everybody to use. But then we're washing. Then we've got to do all other. No, no, this is not that kind of a place."
- Michael proposes: committees can store items at home or rent a storage unit (e.g., \$25/month) kitchen was cleaned of unnecessary items.
 - Serving pieces should be brought by hosts; if permanent items are later deemed necessary, the board will purchase matching, cohesive items.
- Key Decision: No items should be entered into the building unless purchased by the board; users must not leave leftover goods in cabinets or stash items in the facility.
- John Haverty describes a Kentucky Derby viewing where attendees brought food from Whiskey Way, enjoyed the event, cleaned up, and left no trace.
- The strategy is to minimize stored items unless needed for facility rentals or specific events the board chooses to provision.

- Over time, the board will select wall art to improve acoustics and find common aesthetic appeal.
- Prohibited methods include thumbtacks and tape that damages walls; prior damage included approximately fifty wall tacks removed during renovations.
- Trixi: the room now "looks nice enough" that minimal decorating is needed; adding flowers is acceptable.
- Joyce King wants festive decorations for holidays (e.g., St. Patrick's Day, Memorial Day) and dinners.
- Key Decision: There are acceptable, board-approved ways to decorate for activities without violating wall/posting rules; details to align with earlier policy that holiday décor is determined/approved by the Board.
- Joyce King noted that while the current decorations look good, they need a place to store them, suggesting two flags could be placed at each base.
- Michael Rozum questioned if an inventory list exists for social committee decorations and whether they are designated as common elements for free use by anyone. Trixi Emden responded that no such list exists.
- John Haverty suggested that most social functions involve a couple dozen people and that the current resources (card tables, folding chairs) are sufficient. They believe a third of the storage closet would provide ample room for the social committee's decorations.
- Joyce King agreed to get a better sense of the actual quantity of decorations needed over the next year.
- Speaker 9 referenced the rules, stating that individuals can present their recommendations or requests to the board for approval.
- The board retains the ultimate authority and discretion to approve or deny requests for what can be placed in common areas.
- Michael Rozum suggested exploring the possibility of adding an extra shelf or two for smaller items in a downstairs closet after the current reorganization is complete.
- Barry Case proposed adding a rule stating that any personal items left at the clubhouse will be disposed of immediately without a grace period..
- Trixi Emden supported this, noting it would prevent the clubhouse from becoming an unofficial drop-off point for unwanted items.
- Additional amendments to be included in the final draft were identified:
 - A clause regarding cleaning the kitchen.
 - A clause clarifying usage rights for homeowners versus renters/guests (suggested using the term "resident").
- Kristen Marchese, who will be responsible for creating the final draft, will replace the draft version on the website with the final, approved version.

[01:11:34-01:14:45] **Motion a \$500 budget for the repair and refurbishment of the lakeside deck. by John Haverty second Barry Case all in favor**

- John Haverty reported that the lakeside deck is in poor condition.
 - Replacement bids from a couple of years ago were between \$35,000 and \$41,000, with a current estimated cost of \$50,000 for composite material.

- The plan involves purchasing lumber and high-quality primer and paint from Lowe's for an estimated total cost of \$500.

- John Haverty is willing to perform the repairs, including replacing a top board and a railing section.

- He suggested organizing a "preparation for the deck party" with volunteers to help with the work, painting the deck the same color as the other decking.

- Key Decision: A motion was passed to approve spending \$500 to move forward with repairs on the lakeside deck. - Rationale: This is a cost-effective (\$500 vs. \$50,000) stopgap measure to make the deck safer and more presentable.

- Most of the visible improvements, excluding windows, floors, and paint, were done using free labor from volunteers.

- This includes tasks such as furniture assembly, and light, fan, and electrical installation.

- This work was outside the scope of the official contractor's agreement.

[01:15:49-01:16:48] **Trixi Emden outlined a plan to improve room acoustics by creating sound-dampening panels.**

- To address the echo in the room, the board plans to build sound-reducing panels.

- A special sound-reducing material will be placed inside the frames, which will then be covered with decorative fabric.

- Trixi has ordered approximately six fabric swatches to decide on the final look. The swatches are expected to arrive by the end of the week (by 2026-05-08).

- Panels will be installed in the main room and one will be placed in the game room.

- A decision on the final materials and design will be made after the swatches arrive.

[01:16:48-01:17:23] **A cleaning service is scheduled to start on May 5, 2026, to address immediate cleaning needs.**

- The initial cleaning will focus on dusting and dry mopping once all trash is removed.

- It is understood that a thorough cleaning will take time, but the goal is to make the space presentable soon.

[01:17:23-01:18:16] **The board is considering supplementing the weekly cleaning service with robotic vacuums to maintain cleanliness.**

- The current arrangement is for a professional cleaning company to service the location once a week.

- A proposal is being discussed to purchase two robotic vacuums (Roombas), one for each floor.

- The Roombas could be scheduled to vacuum one night and mop the floors the next night to maintain cleanliness between professional visits.

- It was suggested that the board should dictate the specific cleaning chemicals Jose's company can use to prevent damage to surfaces, such as awnings which have been damaged by bleach in the past.

[01:18:18-01:19:44] **Many clubhouse improvements suggested by members in a recent survey are already in progress or planned.**

- Member suggestions included adding wall art and making the space feel warmer.
- The rush to prepare for the grand opening meant some decorative elements were delayed.
- Approximately 90% of member suggestions are either on the board's radar or the items have already been ordered.
- Significant effort was expended to furnish the space, with one speaker noting they spent about 35 hours that week building furniture.
- Delays were also caused by uncooperative delivery companies like Amazon.
- The clubhouse will continue to evolve, and members are advised to be patient.
 - An example of a future addition is a hutch for members to store cards and games in the downstairs area.

[01:19:44-01:29:09] **Motion on reimbursing Trixi Emden \$1,400 for the emergency cleaning of the tennis courts. made by John Haverty escond by John Verdaasonk. In Favor Club I, Club II and Highlands II. Opposed Club III, Highlands I**

- The issue originated from a broken water valve at Club Two, which required a community-wide water shutdown for repair.
 - The building's pipes are original from 1984. When a valve broke, it could not be reopened, necessitating the shutdown.
 - When the valve was sawed off and water flow resumed, water from properties higher up the hill rushed through the pipes, releasing a large amount of orange, rusted water with significant sediment.
 - This water flooded the community tennis courts with approximately eight inches of water, leaving a residue that threatened to permanently stain the surface.
 - Initial cleaning attempts by Trixi, her husband, and Billy over six hours were insufficient.
 - An emergency cleaning company was hired for \$1,400 to professionally clean the courts.
 - The company used a high-volume water surge with a rust inhibitor, followed by a soap-based wash and two additional rinses.
 - Trixi paid the company with a personal check as they did not accept credit cards.
 - Trixi proposed that the \$1,400 expense be paid from the tennis court budget, arguing it was a community issue, not solely Club Two's responsibility.
 - The water was from the entire community system, not just Club Two.
 - Club Two did not choose the location of the tennis courts relative to their pipes.
 - The initial board reaction (when Trixi was on vacation) was reportedly against paying for the cleaning.
 - John Haverty supported the reimbursement, arguing that the water came from communities up the hill (Club One, Club Three, Islands One and Two), making it a community and amenity issue.
 - A motion was made to reimburse Trixi Emden \$1,400 from the tennis court reserve fund.
 - Some board members voted "no," citing several reasons:

- Park and Highlands was concerned it would set a bad precedent for the common elements board to pay for an issue that was not a common elements repair.
 - Barry Case's board viewed the issue as stemming from Club Two's repair job and therefore not their responsibility.
 - Trixi countered that the payment was for cleaning, not a repair, and the water was from the entire community system.
 - Club Two invested \$14,000 to replace all four of their valves to prevent a recurrence, demonstrating their commitment to being good neighbors.
 - A vote was taken on the motion. The number of 'no' votes included Zach and Barry Case. The final outcome of the vote was not explicitly stated.
 - Key Decision: A motion was made to reimburse Trixi Emden \$1,400 from the tennis court reserve fund for the emergency cleaning of the tennis courts.
 - Action Item: @Kristen - Process the reimbursement request form submitted by Trixi Emden once the motion is passed.
- [01:29:12-01:31:17] **The board is planning to install a digital display for community announcements to replace paper notices.**
- [01:31:17-01:32:20] **Information regarding the community Wi-Fi password was requested and provided.**
- A member asked for the Wi-Fi password.
 - The password is: `purplefilm093` (all lowercase).
 - The board acknowledged that the password should be posted in a more accessible location.
- [01:32:20-01:32:44] **Participants discuss the current TV package setup and available services in the facility, clarifying that the base package is Spectrum and that some have added services.**
- John Verdaasonk notes they have not visited the facility this week to check the TVs.
 - Trixi Emden asks what channels and services are on the TVs, confirming the basic setup: "You have everything you have in house. It's the same package; we're all on the Spectrum package."
 - John Haverty confirms understanding and adds that additional services have been added and can be used at the facility.
- [01:32:44-01:33:03] **Clarification on premium services suggests the regular package includes HBO and Disney Plus, with additional charges if users utilize personal services.**
- Michael Rozum states their understanding that the regular package includes HBO and Disney Plus and mentions that using personal accounts incurs a charge.
 - Michael Rozum notes additional shows may be available now and indicates uncertainty ("I think that's it," "Oh okay").
- [01:33:03-01:33:27] **Confirmation that the facility has the Tennis Channel and brief mention of an upcoming event in Paris (details unclear).**
- Trixi Emden asks if it's possible to get the Tennis Channel, then confirms: "We do have the Tennis Channel."
 - Speaker 9 begins to add information about "Paris" coming and being here, but the context and specifics are unclear.
 - Key Decision: The facility confirms availability of the Tennis Channel.
- [01:33:28-01:34:14] **Instructions are provided for accessing Spectrum content on facility TVs to avoid navigation loops.**

- John Haverty advises turning the TV on, going to the search icon, and selecting Spectrum to access the same content as at home; warns against getting stuck in platform loops.

- Mentions having posted instructions on the “Zoomy site.”

- Provides steps: go into the “Tower Bus” search, find “insignia” and “Spectra,” select the Spectrum icon to return to desired content; otherwise users may get stuck in unwanted loops.

- Action Item: @[John Haverty] - Ensure the posted TV navigation instructions on the “Zoomy site” are accurate and accessible. - [No due date mentioned].

[01:34:14-01:34:40] **Facility TV inventory and encouragement to use multiple rooms for viewing are reiterated to promote social engagement.**

- Trixi Emden lists TV locations: an 80-inch TV upstairs, three TVs downstairs, and one in another room, highlighting options for watching away from crowds.

- Encourages residents to come down and have fun; confirms the intention to create enjoyable viewing opportunities.

[01:34:41-01:35:22] **Plans to announce sports events and organize viewing across rooms are outlined, acknowledging limitations in sports expertise.**

- Michael Rozum notes they are not a sports expert and may not identify all major events (e.g., Kentucky Derby).

- States that event postings will inform members about where specific games will be shown (e.g., college football downstairs or upstairs) to encourage gathering.

- Action Item: @[Michael Rozum] - Begin posting schedules indicating which sports events are shown upstairs vs. downstairs. - [No due date mentioned].

- Quote: “We’re going to have these games downstairs. We’re going to have this game upstairs... so that people know that people are gathering here.”

[01:35:25-01:37:02] **Discussion centers on updating the social calendar on the website, ownership of the task, and constraints related to calendar viewability and capacity.**

- Joyce King explains the secretary position changes: previous secretary upgraded roles but found the calendar too much; she became treasurer and is no longer secretary. Joyce King volunteers to be the point of contact with IT to update the social calendar on the website.

- Joyce King identifies Nicole Adams as too busy and questions whether the calendar can accommodate all individual events; suggests discussing with Chris or Mike T.

- Barry Case asserts calendars can contain an infinite amount of information.

- Joyce King clarifies the issue is not capacity but the view: they want a traditional calendar view and may need dropdown lists to fit everything.

- Action Item: @[Joyce King] - Contact IT to get the social calendar on the website up to date and explore view options (traditional view vs. dropdown lists). - [No due date mentioned].

- Action Item: @[Joyce King] - Consult with Chris or Mike T about calendar format and capacity constraints. - [No due date mentioned].

[01:37:02-01:37:49] **Technical integration considerations for the calendar are reviewed, including past use of PDFs, requests to move to Google Calendar, and platform compatibility.**

- Michael Rozum describes prior efforts: used a PDF format familiar to the community, which limited space for multiple daily events and didn’t sync well with the Common Elements website.

- Notes that Jose repeatedly asked to move to Google Calendar; Michael Rozum is not a “Google person,” making it a heavy lift.

- Mentions Paul advocated for a platform that transfers well to the website; reverting could cause complications for the Common Elements site.
 - Key Decision: No final decision made; group recognizes integration trade-offs and potential complications with reverting from Google Calendar or the current platform.
- [01:37:49-01:38:35] **Meeting scheduling is set for the first Monday of each month, with plans to implement a permanent Zoom link on the website homepage.**
- Barry Case proposes the next meeting for Monday, June 1, and confirms the cadence as every first Monday.
 - Date Resolution: The next meeting is scheduled for Monday, 2026-06-01.
 - Kristen Marchese outlines working with IT to place a permanent Zoom link on the Common Elements homepage, eliminating the need to send it each time and reducing participant confusion.
 - Will still post an agenda on the website for every meeting.
 - The homepage will include a reminder: "Board meeting first Monday of every month. This is the Zoom link."
 - The Zoom link will be the same for each meeting.
 - Action Item: @[Kristen Marchese] - Work with IT to implement a permanent Zoom link on the Common Elements homepage and ensure agendas are posted for each meeting. - Due by 2026-06-01
- [01:38:35-01:39:09] **Meeting Adjourned**