NOTES – TOWN HALL MEETING

THURSDAY, NOVEMBER 3RD

UPPER CLUBHOUSE

9 A.M. Coffee and donuts were served by the Activities Committee. Special thanks to Carolyn Hapke and her Committee members.

9:30 A.M. Meeting was called to order.

1. Announcements/Opening Remarks – President Marty Drew

Hello Everyone, it’s really great to be back in Paradise!

A) Looking forward to seeing some old friends and making some new ones!
B) A couple of things that I observed since being back for 10 days….
   1. The golf course is in great condition, thank you, Tim
   2. The lawns look healthier than they ever have, thank you, Curt
   3. The entire facility looks well taken care of, thank you Curt, Tim and the entire staff
   4. The weather has been wonderful, thank you Lord!

With the advent of Carefree Facebook page those of us that have facebook et almost daily incremental updates of what is going on at Carefree, not to mention, of course, how Rocky is maturing. Since not all of you have facebook and whereas it is the first Town Meeting of the season, Curt was kind enough to put together a little report entitled “While you were away”….it’s sort of a homogenized hybrid “Manager’s Report” for the fiscal year just ended!

Thanks for being here today, nice seeing you all again, God Bless all those that can’t come back! With that I will turn it over to Curt.
2. While You Were Away – Manager, Curt Grothmann

(see copy of this report at the end of these notes)

Other items:
St. Augustine grass needs to be cut higher than most other grasses.
We are fertilizing streets 6, 5 & 4 – we have signs at the corner – don’t walk your pets on these lawns and don’t go barefoot!
Annual Registration has been frustrating but Karen and I appreciate your consideration.
Financials for last year – approximately $6,000 to the good!


I would like to develop a new and different format for these monthly Town Meetings

Nothing at this point is etched in stone. I would like everyone’s input, good or bad, to help shape this concept as we go forward. You might say a “Work in Progress”

The mission or goal of the concept is to provide better communications between Carefree members and the Carefree BOD/ Administration.

First a little history. When Rod Mouw was President he developed the concept of the Town Meeting as being a way to bring the membership together and provide an opportunity for the members to ask questions of the President and Manager. The committee reports were also read aloud by the committee chair persons at these Town Meetings. This was done in an effort to save time and expedite the BOD meetings.

Last year we learned it is technically illegal to read Committee reports anywhere other than at a BOD meeting. Eventually the concept of Coffee & Donuts was introduced to attract more members to the meeting. Very successful I might add. Regretfully this
format of coffee and donuts at 9:00 and then a one hour or more “complaint session” has begun to lose favor of the membership.

Here is what I am proposing. Don’t panic, the coffee and donuts will still be served! An “Agenda” would be developed for a TM much like an “Agenda” is prepared for a BOD business meeting. The TM agenda would be posted on a timely basis and in the same locations as are those for a BOD business meeting.

But here is the new twist! The agenda would be developed by the membership at large, to include Chairpersons, directors, and any owner with an interest in Carefree. Here are some examples: A member/owner may want to know why we spend so much money on road repair and replacement each year? Or What’s going on with the development adjacent to the 5 acre parcel and 8th St? A chairperson may want to schedule in a brief presentation to keep us all informed about something important to the community. I.e. The energy committee may want to give an update on where we stand with the Geo Thermal project? The administration may want to do a brief presentation on “Storage Fee;s”. The finance committee may want to do a work shop and enlighten everyone on the upcoming budget year,etc.

In addition to questions, and presentations there is nothing wrong with reporting some good news and perhaps even some compliments. I.e, what great shape the golf course is in, thanks Tim. What a nice job on getting our lawns back in shape, Thanks Curt. Yes, many of the items above you may already be aware of via Face Book, but not everyone has Face Book, and besides Face Book doesn’t serve coffee!

If you wish to place an item on the TM Agenda, whether it be a question, comment, brief presentation, or major presentation, simply notify our Secretary, Kay Dawson, in writing, describing your issue and please sign and state a Lot #. Your request must be received NLT 3:00 pm on the Monday prior to the TM. Kay, along with myself and the manager will assign the appropriate person to be ready to address the question at the TM. (Eventually we may be able to accomplish the entire submittal procedure electronically)

Questions should take no longer than one minute, reply should be kept under two minutes.
Comments/Compliments should be kept brief!

Brief presentations should be kept to NLT 10 minutes with a 5 minute Q&A

Major presentations should be kept to NLT 20 minutes with a 10 minute Q&A

Any presentation that would take more than 20 minutes probably should have been sanctioned by the appropriate committee who then could make the presentation fit into one of the categories listed above.

There are always exceptions but I assure you there will be darn few, remember Bright House!

There will still be a 15 minute open microphone session at the end of the TM. There will be no roving microphones any longer, causes too much commotion. If you want to be heard, please come to the podium.

In order to give this concept a fair chance I intend to do this again in Nov. (Work in Progress, remember!) In the meantime please share your thoughts and comments with one of our directors.

Please hold your questions until the open Q&A portion of the meeting

Thank you very much for your interest!

I will now turn the Mike over to Bill

4. Communicating with Members – Director Bill Southard – Lot 646
   Channel 95?? Facebook?? Website?? Other??

Communicating with Carefree Members

The Board takes communication with the members seriously and as such we would like to explore options on how to communicate better using the tools are our disposal. This is, after all, the age of electronic communications.
We have a Website but it needs to be updated to take advantage of new and better options to get our messages out and enhance our marketing to prospective buyers. It can also provide easy access to up-to-date corporate information such as electronic copies of our Corporate documents, minutes of board meetings, Manager’s reports, etc.

We also have a Facebook page that has proven to be very successful and popular. Remember, this is a closed site to Carefree Members so messages can only be viewed by those who have been added by Lyle Drake as the Facebook page administrator. If you have not joined this page, I urge you to do so. It can be a very effective tool to alert the community to issues that arise and, as such, we should look at what type of information should be put on this page.

The board will be looking into this issue and if you have expertise that you would like to share so that we can move forward and make improvements, contact Jeff Eklund or any other member of the board.

Ron Chock, Lot 629

Would like to thank everyone for their patience with Channel 95. Curt kept after Brighthouse along with Jim Koksal and myself. It was a Brighthouse problem!

Is everyone hearing everything today? We have new speakers and it appears to be working very well. We spent money on new equipment in an effort to improve the sound. A special thanks to my AV Team!

5. Revised Admin Rules – Board Approved – Cathy Hansen, Lot 907

Report of Ad Hoc Committee on Administrative Rules and By-Laws Review

The Ad Hoc Committee on Administrative Rules and By-laws Review met weekly from January 2016 to March 2016. These meetings were posted and open to all members. We also held a special meeting on March 14 to brief members on the proposed amendments. 42 members attended. The Committee focused on removing rules or wording that no longer applied, eliminating duplication and providing clarity. For the most part, the proposed amendments were editorial. However, some new rules were
approved that were proposed by other Carefree Committees and, in one instance, by a written request endorsed by a significant number of Members. The new board of directors approved the proposed amendments at their first meeting in April. A copy of the amended Administrative Rules is available on-line or from the Office. There is also a board in the office with all the pages on which the changes are highlighted.

The most significant changes are as follows:

A. Chapter III, A. Members – 2 – there is an annual registration process for year-round and seasonal Members. If certain membership obligations have not been met (i.e. dues or maintenance fees in arrears, lot numbers not on carts, vehicle information, etc.) your Carefree Identification Badge will not be validated for the coming season thereby prohibiting certain privileges (i.e. golf, activities that require sign-up, etc.).

Chapter V – Storage. There is a new rule that states that “all stored property must be maintained and kept clean.”

Chapter VII, E. Garbage/Trash/Compactor – the existing wording was deleted and reference was made instead to the new Carefree Waste Disposal Transfer Guidelines.

Rules for posting on Channel 95 are included.

Chapter VIII – Golf Privileges 3.b., 3c., 3.d. – This amendment was made to apply the “play pass for guests” rule equitably among single member and two member households while at the same time maintaining control on how and who can use a play pass.
Chapter IX – Swimming Pool Area, Swimming Pool and Spa – The two designated, scheduled activities (Therapeutic Swimming and Lap Swimming) have been combined and are scheduled daily from 9:00 a.m. to 10:00 a.m.

There is no age restriction for using the pool. Since Carefree is not a “private pool” in that guests are permitted, the State does not allow us to discriminate by age.

In the next phase, the Ad Hoc Committee will start its review of the By-laws. The Committee will reconvene its weekly meetings in December.

We will be seeking input from board members, committee chairs and Carefree members. Any proposed amendments to by-laws will require review by a license attorney. A vote of Carefree members is required to amend the by-laws. Please take the time to read your by-laws and if you have any comments, questions or suggestions, please feel free to contact a member of the Committee or attend a meeting.

Committee Members:

Cathy Hansen, Chair
Bill Southard, Liaison
Kay Dawson, Member
Marilyn Jackson, Member
Phyllis O’Brien, Member
Chuck McColgan, Member
Diana Strejc, Member
Duane Zaun, Member
Karen Griffin, Carefree
6. Questions from the Members

1. Elsie Van Bree, Lot 853 – Likes the new format! Thank you!
2. Tucker Gray, Lot 243 – Very concerned about not having a back-up for the gate. Jim Tarpley works hard to keep it working. We are not a gated community if the gate is open. This gate is a protection for all the members. When the gate goes out we should have a back-up system. Curt responded that the recent problem with the gate. We are looking into a drop-down gate and will share the information when we get it.
3. Betty Enz, Lot 233 – Why do we have a platform on the 5 acres. We had decided that it was going to be unimproved. We need to know about these things before they happen. Curt responded saying that the 5 Acre Committee had the money in their budget and asked that the platform be put there.
4. Carolyn Hapke, Lot 337 – In years past we had a newsletter and many of us enjoyed it. Can the Board find out if it is possible to reinstate the newsletter?
5. Betty Enz, Lot 233 – When we have money in an account does it have to be spent? Marty said this was a new Chairperson and I will be working with the Chairs to see that they understand their budgets.
6. Larry Long, Lot 513 – Like the board ramp – it is easy to get my boat in! Thank you very much!
7. Ken Oram, Lot 1010 – Read a letter concerning the amended Carefree Rules. (copy available at the Office) What is the purpose of the Membership Certificate if your name is not on it? Marty said we would look into this matter.

The meeting adjourned at 10:15 a.m.