

CAREFREE OPEN GENERAL MEETING
SEPTEMBER 8, 2022 MINUTES

HANDOUT: The Board of Directors wrote and presented to all attendees an eight page report titled CAREFREE BOARD OF DIRECTORS ACCOMPLISHMENTS APRIL-SEPTEMBER 2022, copies are available in the association office or by contacting Marie Persichilli at (609) 577-0357.

President Recanati calls the meeting to order. Pledge Allegiance to the Flag and a moment of silence to remember our community members that have passed, military and first responders and peace throughout the world.

Role Call: Nicholas Recanati, President, here; Frank Bracco, Vice-President, here; Marilyn Collichio, Treasurer, here; Marie Persichilli, Secretary, here; Steve Jakalow, here; Terri LiCausi, here.

Motion to approve June 9, 2022 General Meeting minutes, and not read the minutes, Board minutes are accepted and recorded. Copies are available in the office.

President Recanati- The police presence is a community service at no cost to the community. Don't listen to the gossip, if you have any questions come to the Board. People are saying the Board is splitting the community that is not so. We are trying to do our best, but there are a few among you that are splitting the community, not the Board.

Treasurer Collichio-Welcome back, we hope you had a great summer. We have been working through the summer to correct issues with the finances. Our Financial Advisory Committee is doing a fantastic job and they will present on behalf of their committee. We have contracted a new bus company and saved our community \$34,000. We have retained the services Maria Mirra, CPA to begin the audit this October. We are not doing a forensic audit because we cannot afford the approximate cost of \$50,000. The audit will review all records and provide us with a better reporting system. Introduces Maureen Barbieri and Marian Coffey, Financial Advisory Committee.

Marian Coffey- The Financial Committee is very important, we are a group of volunteers that came together to look into the financial background of our community. We are not part of the Board, everything we do goes to the Board with recommendations, then they make the final decisions. We meet monthly and created working groups and discuss our findings. We are working to bring better financial stability to our community. We review all contracts. At our next meeting, we will be preparing the 2023 Operating Budget. Due to inflation and other costs we will have an increase in our yearly dues.

Maureen Barbieri - It is the job of the Financial Committee to review all financial procedures and make recommendations to the Board. The following recommendations have been approved. 1. Allowing members to learn, view and read only Quick Books. We will not have the ability to make journal entries. 2. Review all weekly billing statements and payments to assist the Treasurer to ensure accuracy. 3. All club activities will be paid

by check. Each club and activity must have their own checkbook, which will be audited on a quarterly basis. Any vendor receiving more than \$600 will receive a 1099 required by IRS code. We are working to ensure that we stay within our budget.

Vice-President Bracco- As promised, we worked throughout the summer to find ways to save our community money. We have a new bus contract with Richard Cunningham, RTC Transportation, he will introduce himself shortly. Reminder before the snow season begins, if you have a special need, such as dialysis you must register with the Police Department. Introduces Richard Cunningham.

Richard Cunningham, RTC Transportation- The bus schedule is determined by the Board of Directors and will be published in your monthly Gazette. I will provide my telephone number and you would call me the day before with your name and address, so we can provide door to door service. We will try to be flexible to accommodate all riders. I will be your direct contact. If you have any questions, please see me after the meeting.

Director Jakalow- I want to send a shout out to all the badge checkers they did a fantastic job ensuring that the community enjoyed the pool season. Thank you to the volunteers that helped clean the pool tiles. Poolside Café went well. Zumba Roe provided free music Labor Day and rocked the day. Another shout out to Bob, he is always there to help. Bert Bowen was loved by all and we all missed him this year at the pool. In Bert's memory and to honor him and his last winning season of Darts, I had this shadowbox made with his shirt which will be placed in our clubhouse. Joe Palmerson and I are working on the curb painting. But in order to have this done, all curbing needed to be trimmed and cleaned. John Morgan and Mike D'Egidio volunteered to get this task done. We cannot thank them enough for all their hard work and countless volunteer hours to make Carefree grounds look so great. A new community sign is coming soon. Another big shout out to the volunteers that worked many hours scrubbing, reorganizing and washing everything in the kitchen. The Board of Directors would like to thank the lady volunteers that set up and serve our coffee and pastry for all our meetings.

Director LiCausi- Thank you to all the volunteers. A new Senate bill has been introduced to create a State appointed Ombudsman and control our communities. I am attending a meeting this month and will have more information to present to the community. If needed, we will start a petition in opposition. We must come together to fight for the rights of our community and to ensure that there will be no State take-over.

President Recanati- The bus contract saved us \$34,000 a year, the lifeguards saved us \$24,000 a year, that is \$58,000 that the Board saved for the Shareholders. \$58,000 is just a tip of the iceberg and we are working to save you more money. Introduces Celeste Osworth, our new tenant. She is paying \$1,000 a month double the rent than the previous tenant which provides us an additional \$6,000 a year for our operating budget.

Celeste Osworth, Realtor- I have a team of workers, a lawyer and if I do not have someone you are looking for, I will help you. My husband and son are remodeling the office at no cost to the community and as soon as they are done, I will be there to

welcome everyone in for a cup of coffee. I am sponsoring a pumpkin decorating contest October 22, entry fee \$2 for the community and I will be giving away 3 prizes cash prizes; 1st place \$100, 2nd place \$50, and 3rd \$25, pumpkins will be judged by the Shareholders. Come out for some fun, coffee and pie.

Baking Class- Leslie Zakrewski will be giving baking lessons in the Shareholder's kitchen starting October 12. A sign up sheet will be in the office. Further information will be published in our Gazette. The only cost for this class will be the cost of ingredients.

Patty DiBiase - Thank you to Steve for all his hard work at the pool this season.

President Recanati -Announces new activity, Corn Hole, it will be fun. More information to follow in our Gazette.

Clubs and activities updates are in the monthly Gazette.

Barbara Tupper, Elections- We have 4 Board positions open and voting will be on November 13, 2022 , 10-5 pm. Nominations from the floor. No nominations from the floor. Closed. Deadline for nominations is 3:45 pm September 16, 2022.

Richard Dalbo, Bingo- Bingo is making enough money to pay the monthly bus payment. We have purchased new TVs and speakers. Bingo is helping to pay for the community sign. We have had our audit. Volunteers are always welcome. We hold a 50-50 every week and next week we are introducing the "pull-tabs".

Joan Quinzner- Flea Market October 1, 2022- We still have a few tables available at \$20 per table. Kitchen will be open to serve breakfast and lunch.

Joe Palmerson, Neighborhood Watch- Our next Neighborhood Watch meeting will be Thursday, September 22, 2022 at 1pm. Flashing signs and 25 speeding signs are being installed on Bimini and Port Royal. 25 mph chevron signs will be painted on multiple streets to help slow speeders down. Remain vigilant and safe.

Secretary Persichilli - Please give the board your respect of silence so we can present a few factual examples on the screen that show the mismanagement of our community that you have all been demanding. The Board has prepared this book with much more information that you can view in the office by appointment. If you are interested in the prior mismanagement of your community, I recommend that you take the time to view this book and ask questions. What I am providing you today is a very small example. People have and continue to spread misinformation and lies throughout our community, doubted the Board, and are giving us a hard time, we are not the problem, we are the ones working to prevent possible receivership or State take-over. Instead of you being part of the problem, step up, volunteer and help to be part of the solution. Take a look at yourselves and your hurtful actions, don't blame this board. This Board is working as a team to help this community and we are taking a lot of your knocks. I promised you transparency, I have stepped up to the plate and delivering but you may not like what you

see... Now for the show. Credit card statements, food & beer kegs, liquor receipts and other frivolous purchases by former leadership using Carefree's corporate credit card were projected on the screen. Everything is available for view.

Vincent Zenna- Question addressed to the Board what are you going to do about this? The Board has presented this to the community so that they see proof of what was happening with their money. We will wait for the audit. This Board feels very strong that no one should be squandering our hard earned money and will take all the proper measures for restitution and any other legal steps if necessary. The Board assures all Shareholder's that with the new Financial Advisory Committee and total transparency, this will never happen again. No one should reach into your pocket, spend your money without your permission. From this day forth, all Board spending must be approved by the Shareholders.

Meeting adjourned: