

CAREFREE OPEN GENERAL MEETING – NOVEMBER 10, 2022 MINUTES

Call the Meeting to Order

Pledge of Allegiance to the Flag

Let's all acknowledge the 247th Birthday of the United States Marine Corps and all Veterans that have served and especially those that made the extreme sacrifice for all our freedom. With great sadness I have to inform you that Mr. Ed Dunn passed away. He served our Country proudly, always greeted everyone with a smile and a kind word. A Great guy that never reached the dart board, he will be missed by all.

Role Call: President Nick Recanati, here; Vice President Frank Bracco, absent; Marilyn Collichio, here; Marie Persichilli, Secretary, here; Terry LiCausi, here; Steve Jakalow, absent.

October 13, 2022 Meeting minutes were not recorded because it was Candidate's Night.

Nick Recanati- I want to say something about myself. I have heard a lot of people talking about me reading off paper and that I could not pronounce words properly. I want to share with you that I am dyslexic. Some letters and some numbers get confused but I still have eyes, a mouth and a brain. I do make mistakes but shame on those of you that have made negative comments about me. This was very hard for me to share with you. I did not get involved with our community because I wanted to be President, I got involved because I wanted to stay busy in our community and do something that I know well, that is Code. This has been very challenging because of the many inconsistencies in our by-laws. The Board and I are here to work for each of you. I do not represent a sub-committee that had their feelings hurt. I represent all of you for a better community, all the fighting that is happening with this Election, neighbor against neighbor is wrong. The Board and I are all about inclusion not separation, everyone is always fairly treated. We need to put the nastiness of this election behind us; and concentrate on what is best for our community. So help me God. Thank you.

Marilyn Collichio – Presented the recent balance sheet. I want to remind everyone that the \$200,000 Restricted Reserve Fund has been invested into a CD that is earning 4% a year which will provide \$8,000 towards our Operating Budget for 2023. A Profit and Loss Statement was placed on the back table and if you have any questions contact the office. Unfortunately, you will consider this bad news but it falls on me because I am the Treasurer, your will be receiving your new coupon book in December. Your total yearly assessments for 2023 will be \$560, \$140 a quarter. Unfortunately, due to inflation, increased costs etc. this had to be done. Thank you.

Terry LiCausi – We are having a New Year's Eve Party. We have filed for the ABC permit, contacted the insurance company for the required one day rider. Anyone that plans to have an event and serve alcohol must apply for the ABC permit and the insurance rider. The cost for a ticket is \$70. You can't go anywhere else and have as much as being with your family and friends here. Everything else is going to go away, because this is a New Year and we are going to be new and better than we were before. We are going to put everything behind us and start fresh. I will need some volunteers to help set up, decorating, check tickets etc. please contact the office if you can help. I greatly appreciate it, thank you.

Marie Persichilli – Carefree Business Plan for 2023, Future Expenses and Goals. This plan identifies what the Board has been working on this year and the Goals and Expectations for 2023. Every Corporation has to do a yearly business plan, this may be the first time you have seen one, but hopefully it is not the last. This provides the new Board, the necessary information of what we have been working on, so that business transitions smoothly into the new year and our future. Please review it, if you have questions, please ask the Board members. You will see in the plan that we are requesting help from our community. In order to be successful we need your help. On the back page is an organizational chart, this will help you to understand the duties of the Board and how we all work together. I hope that you approve of the plan and find it helpful and we can all work together to bring Carefree back better and stronger and most importantly financially stable again. This cannot be done without a plan, so please if you would like to add or make suggestions, they are all welcome. This plan was developed with assistance from our Financial Advisory Committee. As Marilyn said, our dues will be \$140 a quarter, which should not be a surprise because we discussed this amount in previous meetings. We have worked very hard to stay at this amount and are trying to shave more dollars off our Operating Budget which would lower costs. However, at this time this is the best we can do. Anyone that finds anything in our plan appealing or interesting and wants to help, whether it is a hour, a day, a week, whatever you have to offer, please join us. Wish you all a great day. God bless everyone. Thank you.

Celeste Osworth and Kim- **Holiday Lights Contest**- Sponsoring a Holiday Light Contest and my partner Kim will advise you of the rules for this contest. You must be a resident of Holiday City Carefree and complete an entry form, homes decorated by paid professionals are not eligible, and judging will be on December 18, 2022. There will be 3 categories, most original, best light show and most creative. Business sponsoring this event will be providing the prizes.

Barbara Tupper, **Election Chair**-The election is 3 days away. It is winding down; we have had a lot of absentee ballots. If you know anyone that cannot vote of Sunday, please have them call me for an absentee ballot, the deadline is tomorrow at 3:45 pm. I want to thank all the volunteers that stepped forward, we have a full crew. Spectators are allowed for counting, each candidate can have one representative. We will have chairs for persons to sit but once

the tallying begins you cannot speak to any worker, ask questions, ask us to speak louder, we are doing the job; you are a spectator. Please abide by the rules.

There is something I want to personally address, the Board does not know I am doing this; I received an anonymous letter 2 Saturdays ago.

Barbara Tupper

Serious Conversations at Bingo.

How can you be trusted with our voting ballots?

You were stealing from your own Bosses dental practice and were told to leave your job.

Many Shareholders heard this about your integrity within our community, have you explained this to the Board of Directors?

Whoever wrote this, you are disgusting. I had been with both my bosses for 20 years, I was their assistant. That is how I was treated. I know their family. And I am going to tell you that there is someone here in this community, whose family were my patients. So I have a good idea, who wrote this and you are despicable. It is not my integrity that is in question, it's definitely yours. This letter was already given to the detective, along with all the other unsigned letters.

We are going to have a great election. We have a full crew and we are working all day, so I hope you all get out and vote. Thank you.

Donna Edminister, By-Laws- Update- Radburn is a regulation based on law. Radburn, has 14 chapters. We review Radburn and if it does not specifically address something that is in our by-laws we must refer to the New Jersey State Statutes and New Jersey Non-profit law to ensure compliance. In addition to these resources we also have occurred copies of other community's bylaws which we are using as an additional reference. We meet on a regular basis, and are almost finished updating Radburn. Radburn was our priority. When Radburn is completed, we will then go through our entire by-laws, page by page to update, consolidate and better organize them. We will put our proposed changes to the Board, the Board will review the changes, the Board can amend the changes, after the entire Board approves all the changes, then the Shareholders vote to accept or reject them. We will be voting according to Radburn, which means the amendments will go out by ballot, if 10% of the Shareholders say no to the changes, the change does not pass. You will have 30 days to submit your vote, if we do not reach the 10 % limit on the changes, then it will go into effect. But you must remember that under New Jersey State law, regulatory changes automatically are implemented into our bylaws. So keep in mind, that while we are making the changes to be in compliance with Radburn, if our bylaws say something different, Radburn takes precedence. Any questions please give me a call. Thank you.

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Please refer to the Gazette for all information regarding Clubs and Committee events.

Question from the floor: Brenda R. felt that an open discussion was shut-down. Marilyn responded: at open discussions, Shareholder questions and answer period takes place after Board business at the meeting. There is a sign-up sheet for all Shareholders to request to speak and the Board will answer questions that may result after the meeting.

AC High Rollers- Fran clarified that no announcement was made on the bus that it is being shut-down. The only announcement made was that they had to get a license to be in compliance with the Board requirements to sell 50-50s. The bus does not run in January and February.

Nick Recanati- This Board has worked very hard this year. We were backlogged, many issues that needed to be addressed, and did everything that we could do to try to get everything in order. I started a Code Committee and we have 3 Code Officials currently doing code. I want to wish all the Candidates good luck, and a very happy and healthy Thanksgiving to all.

Meeting adjourned: Marie Persichilli, Secretary
November 14, 2022
(609) 577-0357

NOTE: Please check out the Carefree Website www.hcCarefree.com for information about our community.