

## CAREFREE HOMEOWNERS CORPORATION OPEN GENERAL MEETING MINUTES APRIL 11, 2024

- **PRESIDENT NICK RECANATI CALLED THE MEETING TO ORDER**
- **PLEDGE OF ALLEGIANCE**
- **MOMENT OF SILENCE**– Please remember our Shareholders that recently passed, Carolyn Burns, Sal Pollice, Vincent Altamura.
- **ROLL CALL**- Frank Bracco, excused absence; Marie Persichilli, Present; Cathy Stanton, Present, Steve Jakalow, Present; Ray Mecca, Present, and Nick Recanati, Present.
- Please hold your questions until after the meeting and we will have an informal question and answer period to answer our Shareholders questions. If you have a complaint please make an appointment with the office to meet with the Board. As always, the Board has an open door and all Shareholders and Residents are welcomed and encouraged to come to the office. Board members are always accessible for our Shareholders and Residents.
- Motion to accept and approve March Open Meeting Minutes. **Accepted and Approved.**
- President Recanati informed the Shareholders that the Board has been working very hard. We have finalized our yearly Corporation Insurance and added a Fraud Protection Policy. All policies are available to view by making an appointment with the office. Enumerate program is finally up and running and our office staff are trained. It is Spring time and everyone wants to do work around their homes, remember stop in the office, and get your permits. Do not do the work without ensuring that you are following all Carefree's Rules and Regulations. If you violate our Carefree Codes you will be subjected to corrective action and possible fines. We are always looking to add new Code Officials so if you are interested in serving our community please give your name and information to the office. As you all know, I recently took a very bad fall and I am under doctor's care. I was very lucky that I did not hit my head on the counter; if I did I probably would not be talking to you today. My advice, don't get on a ladder.
- **DIRECTORS REPORTS**
  - Marie Persichilli, Secretary- Nothing to report.
  - Cathy Stanton, Treasurer- Reserve Report from Merrill Lynch- Money Market account- \$233,179.16 – CDs \$401,296.21 (\$200,000.00 of this amount is Restricted Funds) for a total of \$634,475.77. Our estimated accrued interest is \$4,500.81 = **Capital Reserve Fund Final Balance as of 3/28/24 is \$638,976.18 which includes the \$200,000 Restricted Fund.** Our first quarter Transfer fees are \$18,700 (currently held in our Operating Account vessel) which I will be transferring into our Merrill Lynch Reserve Account shortly. Our Reserve Funds will be in aligning with our Falcon Capital Reserve Study. The Special Assessment funds will be invested using a CD investment ladder tool which provides multiple maturity dates so that all funds will be available for Capital Improvements when necessary. We will be financially strong and we are already in compliance with the newly implemented Capital Reserve Study State law. Our association will be in good repair and have the Capital Reserve Funds which will protect the value of your property. We reviewed, updated and renewed our Insurance policies for March 2024 – March 2025.

There is currently a bill in the Senate so that your Social Security will not be taxed by the IRS. We are requesting that everybody present sign the petition in the back of the room. Petitions are also located in the office and library.
  - Steve Jakalow– We had a fire in the mulch, no damage and it was quickly under control. Please be careful with your cigarette butts. Thank you to Bingo for paying for the replacement of all the long brown tables. Pool- We had to empty the pool. Over the years there is a chemical buildup that must be cleaned and the drains must be replaced so that we can obtain our certifications.

Hopefully the little tiles around the edge of the pool that have fallen off and all the necessary work will be completed before opening. I will keep you all posted. We are scheduled to open Memorial Day weekend. Our pool has a 150,000 gallon capacity and we will be filling it with our well water.

**Ray Mecca-** A heads up on the bill that Cathy mentioned, the bill HR 7084 House of Representatives seeking to amend Internal Revenue 1986 to repeal the gross income of social security benefits, you will find the petitions in the office as Cathy mentioned, and in the back of the room, which you may sign, it is very important. It will save you money. Grass Cutting- The first cut will be possibility April the 25<sup>th</sup>.

**COMMITTEE AND CLUB REPORTS**—Please see the monthly Gazette for all upcoming community activities and events.

1. A/C High Rollers-Theresa LiCausi-
2. Bocce- Susan Pruzinskis & Ed Pruzinskis- We need a few more players, if interested call me. Bocce schedules will be handed out in the auditorium on April 25<sup>th</sup> at 5 and 6:30 pm. Bocce starts May 6<sup>th</sup>.
3. Book Club-Painting- Lynda Schmid- Our painting display is called "A Little bit of Italy". Special shout out to Trish for the Gazette's April cover. Book club- Murder at the Book Club, the reason for the murder was over a guy, typical, I should have guessed it. May's book is a The Secret Life of Sunflowers, Marta Molnar. I would like to pay my respects to a very dear Vincent; Carefree was truly blessed to have this wonderful man in our community for many years.
4. Corn Hole- Sue and Luis Segovia—Corn hole will start back up in mid-September.
5. Darts-Ladies- Trish Autore- Darts finished on Monday. If anyone is interested my phone number is in the Gazette, please join us.
6. Election- Barbara Tupper-Election timeline- First mailing will be mid-August, announcing our Election and call for nominations. 2<sup>nd</sup> mailing will be mid-October which will be your Election package, all the instructions, resumes, ballots.
7. Freecare- John Stanton- In the process of obtaining 2 sheds to store the medical equipment for Freecare. If you need any help from Freecare our number is in the Gazette.
8. Friday Dance Party & Exercise- presented a check for \$1,300.00 to the community
9. Galavaners Club-Fran Newsome- See the Gazette and bulletin boards for all upcoming bus trips, if you need any further information my number is in the Gazette.
10. Gazette-Joan Quinzer- This has been a hard day, Vinnie was a mentor, he was the editor or the Gazette and he chose me to be Editor when Izzy left.
11. Shareholder's Kitchen- Barbara Tupper- presented a check for \$2,500 to the community
12. Schuffleboard- Anne Krey- We could use some more subs so if anyone is interested please see me.
13. Schuffleboard- Ed Pruzinskis
14. Social Club-Mary Puleo- June 6, at our regular meeting we will have George Collichio, Personal Trainer. June 9<sup>th</sup> Billy Phillips will be performing at our clubhouse all details are in the Gazette and on the bulletin boards. The \$5 raffle will be starting to be sold in May.
15. Woman's Club- Sue Pruzinskis-Amanda Rose is coming back in May. In June the Salvation Army will be at our meeting collecting school supplies. July 20<sup>th</sup> is our Summer Fiesta; all details will be in the Gazette and posted on the bulletin boards.

**Neighborhood Watch- Joe Palmerson-** I was recently appointed to the Board of Education and I am the Director of Retirees for my Union. These positions have given me the opportunity to be trained in many things that affect us. Even though I serve these other positions, I want you all to know that my first commitment is always to Carefree, my home. On May 18<sup>th</sup> we are holding a Medicare seminar, free pizza will be provided at no cost to the community. April 25<sup>th</sup> at 1:00 will be our next Neighborhood Watch meeting. Senator Amato, our mayor, Councilwoman Gingrich, the police chief etc. will be attending this meeting, come out and hear what is happening in our town and meet your local representatives. We will be talking about Quick Claim Deed, Senior Freeze, squatters, deer population, etc. I am proud to say that this Association is heading in the right direction and we will be the envy of all the other communities. Don't rely on the misinformation that is on facebook, you need to know the truth. The Board is doing a great job!

Cathy Stanton- I feel great being here and I want to thank all our volunteers. I want to thank my fellow Board members who have been hard at work; I feel we are doing a good job. I want to thank the office staff who just had to put up with a whole new system called Enumerate and they are doing a great job. I am so happy with everything. Our volunteers are just so special. Thank you.

Nick Recanati- Serving on the Board forces us to make hard and unpopular decisions at times, but as a Board we vote and the majority of the vote rules.

### **SHAREHOLDERS COMMENTS/QUESTIONS**

The Men's Club is back! We will meet on the 3<sup>rd</sup> Thursday of the month in the auditorium.

Shareholders discussed the deer population and possible solutions.

It was reported that there have been some "squatters" taking residence of homes in Holiday City. President Recanati reminds everyone to lock their doors and set their alarms upon leaving their home. He also stressed that if you suspect someone may be squatting in a residence to please report it to the proper authorities.

A Shareholder wanted to know why we are not fining people who violate the rules and informing the shareholders of these offenses. President Recanati informed her that any action taken regarding any violation is not public knowledge; it is confidential and is only between the Shareholder and the Board.

Status of the audit. The audit was completed for 2022 and it has been reconciled, this information has been reported at previous meetings.

Is there a Reserve plan? Yes, that is the Falcon Capital Reserve Study which was completed in January and the Association is following the recommended funding requirements.

Who is in charge of ADR? Marilyn Collichio is our community representative. Barbara Eger is the head of the ADR for the Senior Coalition and oversees all ADR scheduling and hearings.

**President Recanati, any more questions, no further questions, meeting closed.**

**Next Open Shareholders Meeting: May9, 1:00PM**

Minutes prepared by Marie Persichilli, Secretary