CDK Board Meeting
August 12, 2026

1. **Call to order** at 9:01 pm Eastern Time. Board members in attendance are President, Mike Bell; VP, Todd Curtis; Secretary, Cathy Eschmann; Treasurer, Chip Roberts; and Directors Cecile Muehrcke and Michelle Bingham. Past President, Mike Eschmann, also in attendance.

2. **Approval of July Meeting Minutes:** Approval of minutes, Cecile made a motion to accept the minutes, Chip seconded. All approved.

3. **Standard Reports**
    a. Social Committee
        1. Would like to schedule a "paint party" where we paint the interior of the clubhouse. Would like Laura to approve a date that would work best with the Social calendar. Laura to propose a date, possibly in November. Suggestions for a color would be appreciated.
        2. We will transfer $5K to the Social Account in September.
        3. Michelle proposed the week of January 11th for membership drive activities. Michelle, Chip, Debbie and Laura will have a meeting in September to finalize the plans.

    b. Treasurer
        1. Financial Report for July – Opening balance for the Operating Account (checking) was $41,345 with income of $16.87 from earned interest. Total expenses were $4681.50. The electric bill was higher than any other month this year at $1,044. This is most likely due to the chillers running more and a possible issue with the chillers. Other expenses were $385 for "Araize, Inc" (accounting software) and $500 withdrawal to pay for ongoing tennis court grooming. Ending balance is $36,681.
        The Money Market account earned $56.37 in interest for an ending balance of $102,160.97.
        Our 3 CD's are:
        Centennial 11 month, 2%, matures 12/24/26, $31,125.07.
        B of A 6 month, 3.15%, matures 9/17/26, $30,390.
        B of A 6 month, 3.15%, matures 9/25/26 $60,780.

        Total cash and investments $261,138.14.

        Todd brought up that we have $16K in Capital Expenditures and $20K in Major Repairs budgeted but we have only spent about $10K so far this year. It's understood that some of the funds are placeholders if equipment breaks and there are projects that are still planned for this year. One project in the works is resurfacing of the pool and spa. Another project is replacing the front door lock.

    c. Secretary – nothing new.

d. Grounds
    1. Tennis Court – Chip continues to pay Augustin for court grooming. Mike B stated that the courts look good and do not need any additional clay.
    2. Pool – We received an estimate from Evolution Pool and Spa for resurfacing the pool (patching as well as the entire pool) for the amount of $35K. Mike B received an estimate from Islamorada Pool Company for $53K. Waiting on a third estimate. New chillers may also be needed, Mike B will work with Tory. The chillers might still be under warranty.
    3. Mike B reports that there is one spot in the kitchen that has a black mark and it has some defect that is not allowing paint to adhere. Mike B. is working on getting an estimate to replace the existing court from Courts of Miami. Current club members have been going to Key Colony to play since they have several courts – this lessens the need for additional courts at CDK for now.

e. Membership

f. Bylaws
    1. Cecile and Michelle sent out the synopsis of the changes to board members for their review. There are a lot of changes but they are mostly minor corrections. Cecile would like to have the changes voted on in their entirety since nothing substantial is being changed. Board members need to review this document and provide feedback.
    2. The proposed changes need to be sent out by September 1st to the equity members. If there is interest, a discussion meeting will be held prior to the annual meeting. Cecile will email Cathy the contents of the email to be sent to equity members.

4. **Unfinished Business**
    a. Door and Gate Locks - Mike B asked Mike E to purchase a new door lock that can have separate codes for each membership. The lock near the pickleball court will remain a standard lock and will be used only by the landscapers. There is $1K in the budget.
    b. Additional Video Cameras - Would also like to add two more cameras, Mike E suggests that a newer security system is needed. Mike E will work with Todd and Bob to come up with a solution.
    c. Mike B will get the AC (mini split) installed in the kitchen this year.
    d. Debbie is the chair of the nominating committee. Tracy Bingham and Jan Anderson have agreed to be on the committee. Several members would like to step down but may have to stay if replacements don't step forward. The list of potential new board members should be presented to the board in December.

5. **New Business**
    a. Email to be sent by September 1st with proposed bylaw changes.
    b. Strategic Plan – the pool and the hurricane fund are the priorities. Michelle forwarded a list of improvements that came out of the survey that was sent to all members and line items were discussed. Money will be spent where it makes sense knowing that anything left over goes into the pool or hurricane fund.

c. Budget items will be discussed in the next meeting (Sept) and board members need to propose budget line items.

6. **Next Board Meeting** Date/Time: September 23 at 10am Eastern Time.

7. **Adjournment**: Meeting was adjourned at 10:20 am. Michelle made the motion and Chip seconded. All approved.