CDK Board Meeting
September 23, 2026

1. **Call to order** at 10:01 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 August Meeting Minutes:** Approval of minutes, Michelle made a motion to accept the minutes, Cecile seconded. All approved.

3. **Agenda**

4. **Reports from Officers –** no updates**.**

5. **Standard Reports**
    a. Social Committee
        1. Review calendar. The 26/27 was emailed to members.
        2. Money transfer to Social Committee. $5K was transferred this month.
        3. Dates for Paint Party and Membership Drive. Will target December 5th for the paint party. Need to choose a color, possible color is Behr Heavy Cream. The week of January 11th was chosen for the membership drive.

    b. Treasurer
        1. Financial Report for August – Opening balance for the Operating Account (checking) was $36,680.99 with income of $1058.26 from one new member and earned interest. Total expenses were $4875.38. Ending balance is $32,863.87.
           The Money Market account earned $56.40 in interest for an ending balance of $102,160.97.
        2. Status of CD's mature dates and ideas of reinvesting money and timelines.
           Our 3 CD's are:
           Centennial 11 month, 2%, matures 12/24/26, $31,125.07.
           B of A 6 month, 3.15%, matured 9/17/26, $30,390.37.
           B of A 6 month, 3.15%, matures 9/25/26 $60,780.74.

           Total cash and investments $257,377.42

           The two B of A CDs will be combined along with $9K from the Money Market account to purchase a $100K CD from B of A at a rate of 4.12% for seven months. A checking account was also opened at B of A to facilitate future CD purchases.

    c. Secretary – no update.

    d. Grounds

1. Pool – the health department notified the club of a current violation. The violation was missing markings from the bottom of the pool. The surface of the pool and spa needs resurfacing. three bids were received and were vastly different. Islamorada Pools bid $53K but did not include many aspects of the job; Crystal Pool was very low but they also did not include many aspects of the job; and T&T Pools. T&T quoted $47K for resurfacing both the pool and spa and included all aspects of the job. T&T could start October 1st and would be done by November 1st. Michelle made a motion to accept the bid and hire T&T Pools to resurface/repair the pool and spa, Cecile seconded the motion. All approved. Will pay $25 K up front to get the process going. Mike B will write an email that Cathy will send to the members.
2. Other needs take priority over Pickleball Court.

e. Bylaws
    1. Status Report – proposed changes were mailed to the equity members and received positive feedback from three people. Cecile would like to schedule a meeting for equity members to discuss the changes. Cecile and Michelle will choose a date for the special meeting.

f. Membership – the week of January 11 is the target date. Aquasize and aerobics will be open to potential members as will pickleball. Also will open tennis to non members, a craft event will also be open. That week has National Rubber Ducky day and we'll have a Tiki Tuesday type event.
Chip made a motion that as part of the membership drive week that a "sale" is offered to reduce the cost of an Equity share by $500 off the initiation fee. For new members and existing Associate Members. Motion seconded Michelle. In favor, Chip, Michelle, Tod and Cecile. Motion passes. And new Associate members have their cost reduced by $200 on the current Associate rate for 2027, the dues would be full cost in 2028. Motion was seconded by Michelle. In favor, Chip, Michelle. Not in favor, Todd, Cecile, Cathy. Motion fails.

6. **Unfinished Business**
    a. Door and Gate Locks – Mike E upon his return will purchase the door lock system so each member will have their own code. A master code will be assigned to Security and special codes will be assigned to cleaning and landscaping. Cecile made a motion that we increase to $1500 the budget for a new door lock that can be controlled remotely. Todd seconded the motion and all approved.
    b. Additional Video Cameras – Purchasing additional security cameras or replacing existing video system as discussed at last Board Meeting. Bob, Mike and Todd will provide estimate for Budget.
    c. AC unit purchased for kitchen install. This is a wall unit and modification of the window will be needed.
    d. Nominating committee – the three people who were nominated have accepted the responsibility. A letter will be sent out to each person on the committee explaining the process and a committee chair will be appointed. Debbie will be the chairperson.

e. Board members discuss their plans for staying on the Board and what role they wish to serve. Todd and Cecile plan on stepping down, everyone else has agreed to stay for another year.

7. **New Business**
    a. Budget. Discussion about dues increase. Agreed that in light of 3 years of increases and our focus on increasing members, there will not be an increase this year. Mike B sent out a proposed 2027 budget for the board to review and provide feedback.

8. **Next Board Meeting** Date/Time: October 22 at 10am Eastern Time.

9. **Adjournment**: Meeting was adjourned at 10:47 am. Michelle made the motion and Chip seconded. All approved.