

1. Call to Order: 4 PM EDT (Mr. McGeady serving as acting chair)
2. Attendees: Chauncey Brooks, Chris Caine, Rick Dengler, Eamonn McGeady
3. Not Available: Colleen Clark, Lark Marie
4. Discussion points:
 - a. FY 2025 budget prep and review of planned items-refer to CAPEX model spreadsheet
 - i. Items currently planned for FY 2025 (per model)
 1. Clubhouse HVAC (+/- \$ 10 K)
 - a. Consensus discussion to defer replacement until either end of useful life or major failure, whichever comes first. Based on current usage, should have +/- 5–10-year remaining life
 2. Southbreeze Beach
 - a. Reviewed expenditures to date for additional WSSI work (+/- \$25K)
 - b. Given current SBB schedule, move majority of remaining funds (+/- 215K) to 2025. This will be adjusted depending on results of funding requests from grant agencies and special tax districts
 3. Tennis/pickleball court painting
 - a. Need update from committee chairs as part of planning
 - b. Potential deferral?
 - c. Eamonn to consult with Gary Harkins and Rick Wheeler
 4. Clubhouse/marina water system
 - a. Inspected by service company prior to start of 2024 season, no major issues identified
 - b. Consult with Clubhouse/Pool/Marina chairs-determine if action is required
 - ii. Other items for consideration
 1. Pool lounge chairs
 - a. Discussion of complete replacement every 5-7 years
 - i. Aesthetic would be better, but cost potentially much higher than current plan of incremental replacement every 3-5 years
 - ii. Eamonn to consult with Katie Holmes (pool chair)
 2. “CAPEX 2.0”—per board guidance, defer to later in 2025; need to evaluate impact of SBB project
5. Next meeting: 13 AUG 2024, 4 PM EDT
6. Adjourn: 4:47 PM EDT