

FRIENDS OF LOVERS KEY, INC.
Board of Directors Meeting Agenda
April 14, 2026 - 12:00 PM EDT
Welcome and Discovery Center

Call to Order / Roll call

Present: Jim Remis
Kathryn Klar
Karen Woodson
Christy Hennessey
Lisa Kraska (Zoom)
Jason Dolle
Janet Cassise
Eric Monroe
Carmen Moch
Absent: Tina Tyler

Approval of January 13, 2026, board meeting minutes (Vote 1)

- Motion to approve the minutes: Kat
- Seconded: Eric
- Discussion: none
- Motion approved

Park Managers Report (Katie)

Park Updates: Ranger station, ranger residence, park store building by Tram Stop are in progress with approximately 1 ½ years to finish. Discovery Days Thursday, Friday and Saturday with a different theme each day. Mangrove Forest, Maritime Hammock, Beach and Dune. These ranger programs and activities are the second year but last year only one day. Saturday is our 5K which incorporates all 3 of the ecosystems.

Summer Camp Update: Four sessions are open. Four to eight are already registered. All Lee Co schools, magazine publicity and a push on Facebook. Shows up in Eventbrite. Currently getting background checks on instructors. Cost of \$300 per week. Heights Foundation is providing their own transportation and for one week, bringing a different group of kids for the day. Expect to hit 15 kids per session and hopefully sell out at 25.

Ranger of the Month: Roger Arnberg is very dedicated and has great leadership with heavy equipment and researches mechanics.

Concession Company Updates (Paddling and Beach Rentals):

A couple of concessions are being considered. Rental of Beach Chairs, kayaks, fishing gear. Different levels of packages and membership services. No contract yet but it will be a 2-year contract because Tallahassee plans to fill this once the Concessions building is done.

Split Leaf: London Bay ferry service for Ritz Carleton residents to north beach with chair service. Captain D charters: service for Pelican Landing out to North Beach. Tallahassee is open to having someone handle weddings here. Event planners need to submit proposals to Tallahassee.

Approval of Park Expenditures through July 2026 (Vote 2)

- Motion to approve \$13,000 for park expenditures through July 2026: Christy
- Seconded: Kat
- Discussion: Volunteer staff appreciation, employee of the month gift cards, finishing out the evaporative cooler project. State shortfall does not cover the tires and UTV parts.
- Motion Approved

Other: Air conditioning will be discussed another day. Lisa, Christy, Kat, Jim and Karen all need to get to SanCap Bank to sign the form for check authorization.

Presidents Report (Jim):

CSO Management review – January 16: We were well prepared and had all documentation. It was a lovely time.

CSO Presidents Meeting: Katie and Jim presenting with the topic of Board Moral.

Legislative Report due 5-15-26: Need to make sure everyone is up to date on Strategic Planning updates. This documentation will help a great deal with the report preparation.

FOLK Tax Return due 5-15-26: Jim will be emailing a draft of the tax return sometime before May 15. IRS requires that the board reviews it.

Board member responsibilities transitions: Lisa created a detailed transition. Karen will take over Advisory Committee with Michele as a partner, but there was also discussion about discontinuing the Advisory Committee.

Junior Ranger Project: Miranda presented her proposal for the Jr. Ranger Discovery Zone (like “Discovery” Center and “Discovery” Days). “Discovery branding. Cost anticipated to be \$300,000-\$500,000. Mission is to be prepared in the fall to have the donors and get it started. Tallahassee is excited. Apply for TDC Attraction Grant. In parking lot 2 in front of the trailhead. Eight or nine different stations and each can be a different donor. The main gopher tortoise burrow feature would be the central focal point. Project could be \$100,000 more because it floods. Everything would have to be able to be moved in the event of hurricane flooding. London Bay is adamant they want to be involved wherever kids’ programs or kids are.

Other:

Detailed Discussion of Strategic Activities in Progress

Solar Project (Eric and Miranda): A 25 year return on our investment. Typically expect 3-5% electric cost increase per year. \$124,000-\$162,000 over the next 25 years just for the shop complex. This would be very cutting edge for the state park system. Donors look for big impact projects and this is it.

Tampa Bay Solar was a no-show for their meeting. Found out they didn't cover everything. Solar Energy Solutions is also local.

- Cost Update (\$95,200 - \$85,000 Budgeted): Cost is coming in a little over \$10,000 more than what is budgeted. The carport is the second component of this project. Amazon shed 672 Sq. ft for \$46,653 and would only fit 5 vehicles.
- CRA is 980 Sq ft and fits 12 vehicles. A midrange price point, four sections. 72 feet in length. 4 spans with 3 vehicles per span. 12 vehicles total. That is all golf carts, 3UTVs and ATV, power washer trailer and pull-behind blower.
- PSE had a lot of sq footage but a lot is not usable space.

Might cost \$1,000 to \$3,000 to move the electric over there.

Possible State Park Foundation Contribution: Unknown, could take a year.

Review and Approval of Contract – Vote 3

- Motion to approve solar project contract with Solar Energy Solutions: Kat
- Seconded: Christy
- Discussion: (see above)
- Motion approved

Carport Plan – Review and Approval – Vote 4

- Motion to approved carport plan with CRA for \$54,975: Karen
- Seconded: Michele
- Discussion: Best balance of size, functionality and cost
- Motion approved

Possible Budget Amendment – Vote 5 (Jim)

- Motion to approve budget amendment of \$30,200: Christy
- Seconded: Kat
- Discussion: We budgeted \$275,000 for the park and this is solar project is \$30,000 over budget but we have \$970,000 in our bank account. Katie cannot cut her budget because the state has already cut her budget. we also have some grants still outstanding. Part of the TDC grant was our \$7,800 in Discovery Center maintenance as well as native plantings, which was about \$13,000, \$14,000. Anticipating additional revenue sources from FL Power & Light, tax credit and grants.
- Motion approved

Exhibit Hall Floor Update (Eric): Need to know what the current product is on the floor because of new product adhering. Need a diagram of the layout. Need to be able to move displays for the new floor coating. Artist has many capabilities to help with other projects. Katie is going to put the cost in her budget request to the state.

Shop Evaporators (\$14,323.18 actual - \$13,000 Budgeted freight not considered)
(Jim) – **Vote 6**

- Motion to approve freight expense of \$1,512 for the shop evaporators: Christy
- Seconded: Lisa
- Discussion: We need to be prepared in the future to check for additional freight costs
- Motion approved

The Cleaning Company Issues again (Kat and Katie)

- Billing for unsatisfactory service: They were not showing up, not doing a good job. After management on site, they were better. We are not renewing their contract. Need to give them a 60-day notice. Only 2 weeks verified they did not come. They will not be paid for those dates but without documentation, we have to pay the other dates. Contract ends August 1st.
- New Vendor: Lisa, Kat and Katie come up with what you think is the right answer for a new vendor fee.

Charm Crawl (Karen): What's Up FMB, a new 501(c)3 selling \$30 (\$25 purchased by end of April) Bogg knock-off bags for marketing different participating locations, which will have a charm to insert in the bag. Friends of Lovers Key will have the charms in the Welcome and Discovery Center Exhibit Hall. Great traction with 2,800 followers. 501(c)3 members pay \$100 to join per year. The Charm Crawl will get people in businesses and the park over the slower summer months. If you get all 28, you get the What's Up FMB charm.

Bloomerang to replace Shopify (Christy): Lisa, Karen, Michele and Christy have had Zoom meetings with the sales executive and Kyle our GBN web developer. This will do so much more than Shopify. Everything that does but also will keep all our membership data and streamline the Gala check out. What's Up FMB is using it and Dawn will be a great resource for us. They have auction software and many customizable abilities. Custom reporting, donor summaries all for \$25 a month. The start up is free and we are adding the \$25 a month reporting. We don't need CRM activation yet. Migrating information they do for us, costs \$750 but for 501(c)3 it is only \$500. Everything should be done in 3 weeks. A lot of automation for donor letters and so forth. The park rangers will keep Eventbrite.

Events Update (Michele): Turtle Trot has over 300 signed up and we will cap it at 330. If that goes well, we will move it up to 350. We have grass skirts and leis. Large backdrop for photos ops. Snack and water bottles. Katie mapped the set up, trails are marked. Durti Timing has been a great partner and run the show. We are excited and ready. A breakfast food truck and another coming to the 1st parking lot shortly after. Katie has her turtle costume ready for her to greet and entertain.

Tossing around the idea of “Beach, Bourbon and BBQ” as a November event. The Woman’s Club has their Beerfest in October. Smoker. Country music.

Kitchen Refrigerator Reimbursement (Kat) – **Vote 7** – Kat will provide information at meeting:

- Motion to reimburse Christy \$5,335 for the cost of the commercial refrigerator: Kat
- Motion seconded: Karen
- Discussion: Has Tina picked up the check from Good Deals?
- Motion approved:

2026 Adult Education Programs Update (Carmen): Next year not stick to the same day of the week each month. Go for more lifestyle than hardcore information. Ended up making \$1,000. Will not go past Easter when everything drops off. Easter even earlier next year, March 28.

Gala Debrief (Karen): Total revenue \$420,770. Total expenses, \$126,684. Event planner Jeannie was not on site and her person was not well informed. We feel we cannot have Jeannie back next year. Talking about a different direction for the theme like “Denim and Diamonds” possibly for next year. February 20, 2027. We will start planning in September.

Development and Advisory Update (Tina): Tina was absent. We discussed discontinuing the Advisory Committee as they have not been the feeder system for the board as we had hoped, or fundraising.

Review of First Quarter 2026 FOLK Financial Statements (Kat) – Info – 1

As of March 31st we have \$970,000. \$565,000 is in CDs. The state has to approve anything we do outside of CDs. Possible funding from the Everglades Foundation? Captains for Clean Water? Bonita/Estero Woman’s Club is going to be donating \$3,000 for the Butterfly Garden. Starlink goes into 5/3 Bank.

Other (All) FOLK Address needs final decision. It is going to be 8700 Estero Blvd here forward. Katie will distribute the mail to FOLK. Printify has been shut down. We will keep the PO Box one more year just in case.

Open Board Member Discussions:

Janet and Frank and bringing butterflies and caterpillars.

Adjourn: 2:00 pm

Next Meetings

- Executive Committee
 - July 7 – 12:00 Zoom
 - October 6-12:00 Zoom
 - December 1 – 12:00 Zoom
 - January 5- WDC

- Board – July 14 – WDC & Zoom – 12:00
- Board – October 13 – WDC & Zoom – 12:00
- Board – December 8 – WDC – 12:00
- Board – January 12, 2027 – WDC – 12:00