



The Center of Anna Maria Island

Board of Directors Meeting Minutes

For September 22, 2025

**Time: 5:30–6:35 PM

**Location: The Center of Anna Maria Island & via Zoom

1. Call to Order

The meeting was called to order by the Chair at approximately 5:30 PM. A quorum was established.

2. Attendance

Directors/Officers Present: Chair: Don Purvis, Treasurer Dan Anderson, Secretary: Kathleen Morgan Johnson, Executive Director: Chris Culhane, Jillian Patek, Liz Hager (via zoom), Christine Major-Hicks, Caroline Leibfried, Ben Webb.

Absent: Shelia Fuse, Remi Drigan.

3. Approval of Prior Minutes

Motion to approve the minutes of the prior meeting with spelling corrections. Motion: Christine Major-Hicks. Second: Ben Webb. Vote: Unanimous. Result: Approved.

4. Strategic Plan (2025 and beyond)

- The Strategic Planning Committee presented a concise, 3-page strategic plan summarizing priorities across six pillars: long-term financial sustainability; programming & innovation; facility optimization; operational excellence; governance/volunteers/partnerships; and organizational identity & impact.
- Emphasis on enabling exploration of bold opportunities while retaining flexibility to validate feasibility before committing.
- Motion: Adopt the document as The Center's Strategic Plan (not merely an "executive summary"). Motion: Liz Hager. Second: Christine Major-Hicks. Vote: Unanimous. Result: Adopted.

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- A standing Strategic Planning Committee will continue meeting and form subcommittees (e.g., fundraising, programming & innovation, partnerships/government relations) to drive execution and report back.

5. Financial Report (through August; September partial updates)

- Program income: Slightly below prior year (~\$4k) but ~\$18k ahead of budget.
- G&A/Indirect: ~\$4k ahead of budget and within ~\$100 of prior year.
- Fundraising revenue: ~\$74k YTD including \$25k from the City of Anna Maria. General donations/sponsorships/tickets ~\$40k; up ~\$11k vs. prior year.
- Fundraising expenses: ~\$10k under budget and ~\$1k less than prior year.
- Fundraising net: ~\$37–38k.
- Ordinary operations: YTD loss ~\$30k, which is \$55k better than budget.
- Capital expenses: ~\$153k YTD (fields/facility) vs. ~\$180k budget (exact prior-year comparison not like-for-like).
- Cash position: Approx. \$140k in main account; \$83–85k in the secondary account as of meeting (down from ~\$190k due primarily to vehicle purchase timing).
- SBA Funds / Vehicle purchase: From SBA-restricted funds balance of \$134k, \$47k was used in September to purchase the Center vehicle (approved by prior online vote). Trade-in value approx. \$1k. Cash purchase chosen over financing.

6. Development & Grants

- Bishop Foundation grant: Application underway for \$120,000 (fencing/fields reimbursement). Decision anticipated mid-November; potential disbursement timing aligns with Nov. 15 needs.
- Other grants: Community Foundation and others in cycle (spring payouts). Note: certain grants require fence installation and project close-out before applying for subsequent rounds.
- Corporate sponsorships: Sponsors to be approached for \$200,000 to underwrite convention-center shows. The TDC fiscal year begins in October; will be approached to pre-fund shows.

7. Facilities & Capital Projects

- Fencing/Fields: 12-ft fencing in production; vendor indicates 2–3 weeks lead time after deposit. Scoreboard installation proceeding: City of Anna Maria permit/inspection issues noted as resolved/ongoing.

8. Programs, Equipment & Partnerships

- Donated equipment: Chris Emkey secured approximately \$75,000 in donated equipment, including a new InBody 570/5000-series body-composition analyzer (exact model to confirm). ETA around October 1.
- Performance/Wellness initiatives: Collaboration with Dr. Chris Davis (functional medicine/cardiology) to integrate metabolic testing (VO₂ analysis, urine-based

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metabolic panels), body-composition, grip-strength dynamometer, and hospital-grade BP monitoring into tiered member offerings.

- Corporate wellness: Explore one-off testing through comprehensive, personalized plans; potential outreach to local employers.
- Coaching talent: High-level coach relocating to area; exploring facility use and programming opportunities.

9. Events & Programming Calendar

- Fall Fest (AME PTO): October 18 at the Center; inflatables, classroom booths, costume parade/contest. Public welcome.
- Farmers Market: Weekly Tuesdays behind Roser Church on the Water. Start date discussed as Oct 7. 30–40 vendors; sold out for season; live music planned.
- Lester Family Fun Day: Saturday, December 6, at the Center.
- Concert Series: Act exploration continues (e.g., Blood, Sweat & Tears; Ann Wilson likely unavailable due to Heart tour; Jefferson Starship date conflicts). Convention Center shows contingent on underwriting.
- Murder Mystery: March 6–7 (wedding theme). Cast commitment ("Signing Day") October 1; Bree leading script development.
- Bingo: January–April schedule after holidays (consistent with prior years).

10. Staffing Updates

- Departures/Changes: Morgan departed. Tuna relocating to Pittsburgh.
- Appointments: Tyler Brewer promoted to Morgan's role. Dina hired part-time for front desk coverage. Offer extended for an additional part-time front desk role.
- Reassignments: Raul absorbing Tuna's operational duties; additional part-time support to be evaluated. Amari Better began part-time at front desk; potential to expand hours and assist with sports/program support.

11. Member/Community Care

Remy: Involved in a bicycle accident while abroad; recovering and expected to fly home this week. Staff/board to coordinate flowers/plant on arrival and offer support as needed.

12. Motions Passed

1. Prior Minutes Approved (with name-spelling corrections).
2. Strategic Plan Adopted as The Center's official plan (standing Strategic Planning Committee to continue and form subcommittees).

13. Action Items

- Finance: Update reporting presentation to reclassify "below-the-line" payments (e.g., \$11,367) so they no longer reduce revenue lines; implement before next monthly package. Owner: [Finance]. Due: Next meeting.

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- Grants/Development: Submit Bishop Foundation grant; prepare ESPN and TDC sponsorship asks; maintain grants calendar (Community Foundation, others). Owner: Jillian/[Development]. Due: Ongoing; Bishop due/decision mid-Nov.
- Facilities: Confirm fencing production and installation schedule; coordinate scoreboard inspection and close-out; document project close-outs needed for future grants. Owner: Dan/[Facilities]. Due: Rolling; 2-3 weeks for fence delivery (vendor-dependent).
- Programming/Innovation: Draft program tiers and pricing for wellness/performance testing (InBody, VO₂, metabolic, grip strength); prepare launch comms for members and corporate wellness outreach. Owner: Chris & team. Due: After equipment arrival (~Oct 1) with phased rollout plan.
- Events: Finalize Fall Fest logistics; confirm Farmers Market start date and vendor list; lock Murder Mystery cast by Oct 1; continue concert booking and underwriting. Owners: Caroline (Fall Fest/Market); Bree (MM); Chris/Jillian (concerts). Due: As noted.
- Staffing: Onboard new front-desk hires; evaluate sports/event coverage needs after role changes. Owner: Admin. Due: Within 30 days.

14. Next Meeting

Date/Time: October 27th. Location: The Center & Zoom.

15. Adjournment

There being no further business, the meeting was adjourned at approximately 6:35 PM.

Respectfully submitted,

Kathleen Morgan Johnson

Secretary, The Center of Anna Maria Island