Pickleball University

Board Meeting

July 7, 2026 @ 5:00 p.m.

Location: Elks Club Vero Beach

1. Call to Order: 5:00 p.m.

Mari Colacino, President; Dave Caswell, Vice-President; Henry Habgood, Treasurer; Bill Creadon; Chuck O'Hanlon (by phone); Ralph Carley; Dale Samson; and Doug Vitunac (joined shortly after roll call at 5:03 pm) were in attendance. Margaretta Andrews, Secretary, was unavailable.

2. A quorum was established.

3. The minutes of the June board meeting had been previously approved via email.

4. Monthly Financials:

• Wells Fargo Checking: $25,851
• Wells Fargo Business Market Savings: $7,205
• Fidelity Account: $361,224.74

5. Old Business / Committee Reports:

• Operations / Hurricane Preparedness: Bill presented a hurricane preparedness plan prepared by the committee consisting of Bill Creadon, Ralph Carley, Dale Samson, and Dave Caswell. The plan identifies items to be removed, secured, tied down, or shut off in advance of a storm, including windscreens, cameras, flags, canopies, bulletin board cover, fire pit cover, paddle boxes, umbrellas, signage, gang box, benches, tables and chairs, fans, flagpole, storage shed, drains, electrical outlets, water, palm trees, and shrubbery. Volunteers will be recruited through a 411 announcement and Court Reserve sign-up. The timing for implementation will be based on storm forecasts, with discussion that preparation should begin approximately two days before expected tropical storm or hurricane impacts when appropriate.

On a motion made by Bill and seconded by Dave, the Board approved the hurricane preparedness plan and authorized a budget not to exceed $500 for straps, packing blankets, and related tie-down supplies.

- Court Operations: Bill reported that operations have been relatively mild, with small maintenance items being addressed. Foam was placed in pipe holes where children had been dropping stones. Windscreen work continues, and court attendants may need to work in pairs when reinstalling higher windscreens. Ace has been hired as a court attendant and has agreed to assist with maintenance work, including painting, filling holes, and windscreens. Mike Cosgrove was commended for shrubbery maintenance and flower boxes at the south entrance and front area. Mari reported that Mike has been asked to add additional flower boxes at the entrance and other gate.

- July 3 Breakfast / July 4 Parade: Mari reported that the July 3 breakfast was successful, with 57 people signed up. Dave was thanked for spearheading and cooking for the event. Mari also reported that the July 4 parade was successful and well received, and Dave was thanked for organizing participants. White Glove Moving was thanked for producing the signs and participating with a pickleball-themed truck. PBU was recognized in the newspaper, and related material will be included in a time capsule.

•Team Building: The planned team-building exercise was skipped/deferred due to the evening's guest presentation and length of the agenda.

6. New Business:

• Children / Family Play Policy: Mari reported that members with younger children asked whether the minimum age requirement could be reduced so families could play together. The Board discussed allowing members' children and grandchildren to play during non-prime times, subject to supervision and waivers. The discussion included clarification that the privilege would be limited to members' families, not drop-ins; children under 18 would remain free; a parent or guardian must sign a waiver; and children may not be left unattended while adults play.

On a motion made by Mari and seconded by Chuck, the Board approved removing the minimum age limitation for children of members, subject to rules by the Board, added to the website, and communicated through 411. The approved requirements include use only during non-prime times, parent/guardian waiver, supervision, and member-only access. The motion passed, with Dave opposed.

- Hybrid IT Camera / Internet / Infrastructure Presentation: Alex and Jorge from Hybrid IT presented a proposal to replace or update the current court camera system and related infrastructure. The proposal would move PBU away from reliance on the current third-party camera arrangement and toward an in-house system using Ubiquiti/UniFi-style equipment, local recording, and streaming to YouTube. Phase One includes on-site hardware, Starlink internet service, wireless network infrastructure, cameras, and infrastructure that could support staff/front-desk connectivity. Starlink service was discussed as likely costing approximately $55-$130 per month depending on plan and bandwidth needs. The Board discussed using Phase One primarily for cameras and staff/front-desk use, not general member Wi-Fi.

The Board also discussed possible future phases, including a terrestrial internet connection through AT&T or Comcast, member/guest Wi-Fi, improved tournament support, member-facing portals for retrieving game footage, check-in automation, key fob or phone-based access, payment processing at the front desk, printer/monitor support, and additional camera coverage. AT&T fiber was discussed as approximately $614 per month for 36 months before dropping substantially, but no action was taken on Phase Two or Phase Three.

The Board discussed two-camera versus four-camera options, court coverage, possible patio/security coverage, camera angles, existing pole locations, possible additional cameras, power requirements, coordination with upcoming patio/south shade work, electrician timing, equipment warranty/placement questions, and deposit requirements. The four-camera Phase One amount discussed was approximately $9,654, excluding electrician costs. Optional additional cameras were discussed at approximately $300-$500 each if they can be added to existing poles/boxes at a reasonable marginal cost.

After discussion, on a motion made to proceed with Phase One, including four cameras and possibly two additional cameras if reasonably priced, and seconded by Bill, the Board approved moving forward with the Hybrid IT Phase One camera/internet project. The motion passed with Dave opposed. Chuck voted yes after clarification that Phase One would use Starlink and would not require proceeding with fiber, Phase Two, or Phase Three at this time.

• Gifford Pickleball Courts: Mari stated that the Gifford pickleball court item would not be discussed at this meeting.

• Non-Member Court Attendant Play Privileges: Mari reported that PBU has five court attendants who are not members and proposed allowing them to play before or after their shifts on the day they work, provided they are banded and sign waivers.

On a motion made by Dale and seconded by Henry, the Board approved allowing non-member court attendants to play before or after their shifts only on the day they are working, subject to waiver and banding requirements.

• 501(c)(3) / 509(a)(2) Status: This is a summarization of my prior research and discussion about Pickleball University's (PBU's) status as a tax-exempt organization under Internal Revenue Code Section 501(c)(3) and as a Public Charity under Section 509(a)(2).
Dennis Fitzpatrick

1.PBU qualifies as a Section 501(c)(3) organization because of its charitable functions. All of its revenue is dedicated to the maintenance and improvements of COVB public property. Also, PBU relieves COVB’s responsibility of its responsibility of its oversight of the public facility.
2.PBU further qualifies as a public charity under Section 509(a)(2), rather than a private foundation, due to its overarching public financial support through membership and drop-ins.

Henry reviewed follow-up information from Dennis regarding PBU's 501(c)(3) status and classification as a 509(a)(2) organization. Henry explained that, based on the information received, PBU's structure appears consistent with an organization funded substantially through membership fees and related program revenue, similar to a museum model, rather than a traditional donation-only charity. The Board discussed that PBU should continue aligning its activities with the purposes stated in its IRS application, including public/community benefit, youth programming, educational programming, and improvements to City property. The Board also discussed preparing documentation of PBU's capital improvements, maintenance, beautification, youth programs, school/high-school programs, and other community-facing activities. Mari noted that private-club language has been removed from signs, and the Board discussed being careful with public/private wording going forward.

The Board also discussed possible bylaw language and the need for a conflict-of-interest policy. No formal vote was taken. Mari will prepare member-facing language for 411 and circulate it to the Board before publication. Dave agreed to speak with a member relating to PBU status

• Little League Sponsorship: Chuck reported that he spoke with Chris McIntyre regarding sponsoring a Little League team next baseball season. The sponsorship would cost $1,000 and would include a banner, PBU's name on uniforms, inclusion in schedules, and inclusion in the advertising book. Chuck stated that the sponsorship is a good way to give back to the community and increase PBU's visibility.

On a motion made by Dave and seconded by Bill Creadon, the Board approved sponsoring a Little League team for $1,000 for the upcoming baseball season. Chuck will handle the follow-up.

• Court Attendant Recognition: Dale reported that PBU has started a Court Attendant of the Month program. Larry was selected as Court Attendant of the Month. Gift cards were also given to Cindy and Kate in recognition of their work. Dale reported that 20 gift cards of $10 each had been purchased and that additional cards may be used for departing or deserving court attendants. Dale also reported that several new court attendants had recently been hired, and one court attendant is no longer with PBU.

7. Next Meeting:

The next meeting date scheduled Board meeting would be Tuesday, August 4, 2026, at 5:00 p.m. The meeting concluded at 7:23pm.