

CLUB RIO HOA BOARD OF DIRECTORS' MEETING – April 27, 2022

The Club Rio BOD meeting was called to order at 9:00 AM by President Ken Rausch in Club Lago.

ROLL CALL Present: President Ken Rausch, 1st Vice-President Tom White, 2nd Vice-President Denny Jameson, Director Kenny Klise, Director Bob Lacob, Director Dick Wood and Director Cathy Gildner. Also present: Treasurer Dennis Boyd and Secretary Kathryn Culver. Also present were members of Committees and residents of HDR.

MEETING MINUTES: Bob Lacob moved to accept the minutes from the March 30, 2022 BOD meeting. Cathy Gildner seconded. Unanimous approval from those present.

Ken Rausch noted there were no additions or corrections for the minutes from the April 5, 2022 Club Rio HOA meeting.

TREASURER'S REPORT:

Treasurer Dennis Boyd reported that there was total income of \$1,749.00 for the month, and \$1,131.00 in expenses for a net profit of \$ \$618.00. Dennis presented a Budget report which has been posted at Club Lago. There will need to be an adjustment of \$500.00 for FUN Day given by Park Manager Tiffany Najera. Denny Jameson made a Motion to accept the Treasurer's Report. Tom White seconded. There was unanimous approval from those present. Motion carried.

Dennis reported that Rose Hulse will be sending a letter to the BOD to indicate that the audit has been completed. He also reported that the income taxes for the HOA have been filed and paid.

HOA COMMITTEE REPORTS:

1. HOMEOWNERS COMMITTEE: Denny Jameson is no report at this time.

2. SOCIAL COMMITTEE: Anne Rausch stated that there were 120 people served at the HDR Easter Dinner. The hams were paid for by Park Manager Tiffany Najera. One ham was left over and was donated to the Edgewater Fire Department.

The "Welcome to Chinatown" dinner party was successful, making \$463.00 and with 61 people in attendance. Tiffany Najera paid for the band. Bud Lawlor and the Social Committee will host a roast beef dinner on Mother's Day. The men of HDR will cook and serve the dinner.

There will be a golf cart parade on Memorial Day with hamburgers and hot dogs sold.

3. MEMBERSHIP COMMITTEE: Bob LaCob reported 238 members at the moment. He noted that at this time last year, the number of members was over 300. Discussion and comments followed from BOD members and others in attendance about how to get more residents involved and enrolled as members of the HOA. The issue was tabled for further discussion.

Cathy Gildner made a Motion to give New Residents a free HOA membership to new residents moving in. Seconded by Bob Lacob. Discussion followed.

Cathy Gildner amended the Motion to give a free HOA membership to all new residents. Those moving in after September 1 get a free membership for the remaining four months of the year as well as for the following year. Tom White seconded the Motion. Discussion followed. There was

unanimous approval from those present. Motion was carried.

4. NEW RESIDENTS COMMITTEE: Ken Rausch reported that only five new residents have signed up for the New Residents meeting and refreshments on May 1. Discussion followed regarding how to get more residents to attend and become involved at HDR.

5. NEWSLETTER COMMITTEE: Gregg Allen stated there was nothing significant to report and things are going well.

6. SUNSHINE COMMITTEE: Ken Rausch reported that Mary Heasley will begin to submit the names of those who received “get well” and “sympathy” cards to the website and for publication in the HDR Newsletter. Permission to publish names will be obtained from each of the residents involved prior to publication. Discussion followed.

7. ANY OTHER COMMITTEE REPORTS: Ken Rausch stated that the application for membership in the Florida Manufactured Homes Organization (FMO) and the application for membership in the HOA are now on the HDR website. There is also a link to the HDR Media Group. Discussion followed.

COMMENTS FROM MEMBERS IN ATTENDANCE:

Resident Gregg Allen addressed the BOD and stated he has noticed an extreme lack of lighting at the North Gate and asked whether there are plans to add more lighting. Discussion followed.

Resident Deb Stone addressed the BOD and reported that there are 280 members in the Facebook Media Group. People are watching and are interested. Discussion followed.

No other comments from members present.

UNFINISHED BUSINESS:

1. ATTORNEY/ REGISTERED AGENT/FLORIDA CORPORATE REGISTRATION FORM:

Denny Jameson reported that an attorney for the HOA has been prepared. He made a Motion to accept the Law Group Gasdick, Stanton and Early of Orlando with Attorney Stanton as the primary attorney for the HOA. Dick Wood seconded the Motion. Discussion followed. The vote was unanimous and the Motion carried.

Ken Rausch will file the attorney’s information with the State of Florida as the registered agent for the HOA as well as the annual filing of corporation for the HOA.

2. RIO POOL HOURS: The BOD discussed information the pool hours and renovations at Club Rio and will meet with Tiffany Najera next week for further information.

3. HOA AGENDA-OPEN FORUM: Ken Rausch opened a discussion regarding where to place “Open Forum” at HOA meetings.

Resident Seb Valera expressed his viewpoint that Open Forum and comments from residents should be at the beginning and at the end of the meetings. Discussion followed. Tom White made a Motion to put “Open Forum” at the end of the meetings. Cathy Gildner seconded. Discussion followed. Voting in favor of the Motion were Tom White, Cathy Gildner and Kenny Klise. The others in attendance voted to oppose the Motion. The Motion did not carry.

Dick Wood made a Motion to move Open Forum to the beginning of the meetings as well as at the end of the meetings. Seconded by Denny Jameson. Discussion followed. Voting in favor of the Motion were Ken Rausch, Bob Lacob, Dick Wood and Denny Jameson. Voting against the

Motion were Cathy Gildner and Tom White. Kenny Klise abstained. The Motion is carried.

4. SCREENED ROOMS IN NEW HOUSES: Ken Rausch noted that this has been previously confirmed by Tiffany Najera and this item is cleared.

NEW BUSINESS:

1. SECRETARY: Ken Rausch reported that Secretary Kathryn Culver has submitted a letter of resignation to the BOD. Discussion followed. The letter was reluctantly accepted. Discussion followed. This matter will be fully discussed in Executive Session as it is a personnel matter.

2. CORRESPONDENCE/MISC.: Ken Rausch received the following correspondence and/or emails:

a. A second bill from Attorneys Clayton and McCullough for \$90.05. Ken Rausch made a Motion to pay the bill. Seconded by Dick Wood. Discussion followed. All voted in favor of the Motion except Tom White, who voted against the Motion. Motion was carried.

b. An invoice from Rose Hulse for \$ 50.00 for her professional accounting services for the audit. Dick Wood made a Motion to pay the invoice. Seconded by Tom White. The vote in favor of the Motion was unanimous. Motion carried.

c. A website question from a new resident about the HOA dues and rules for dogs in HDR. He answered her question about the dues and referred her to SUN for questions about dogs.

d. A website submission from resident John Healy regarding information about the forming of a New England Club. Ken suggested that John attend the BOD meetings and the Social Committee meetings to gather the information.

e. A website submission from a new resident about how to become a member of the HOA. Ken referred her to Bob Lacob for a membership application and about the new resident meeting.

f. A note was left on Ken Rausch's car windshield from Alexandria Sietz asking for help in a court case with someone advertising in the HOA Newsletter. Discussion followed that the BOD will not get involved in a private matter.

3. MAY HOA MEETING /TIMER FOR OPEN FORUM: Denny Jameson volunteered to be the timer for the speaker's time limit for the May HOA meeting.

4. CERTIFICATE OF APPRECIATION: This will be discussed in Executive Session.

5. SEMINARS/ Q&A REGARDING POOLS AT HOA MEETINGS:

Ken Rausch initiated a discussion regarding whether to allow outside speakers at the HOA meetings. Topics might include a speaker from a pool maintenance company or instructors from a personal defense company. Discussion followed. BOD members expressed that this has been allowed in the past and may be allowed in the future with a limit of ten minutes for their talk.

Ken Rausch reported that he and Bob Lacob will attend the Dist.14 FMO meeting at LaCosta Village. Discussion followed.

Bob Lacob excused himself from the meeting.

2. BOD COMMENTS:

Cathy Gildner reported that a resident asked if the new windows in Club Rio were hurricane

proof. If so, will Club Rio be permitted to be a shelter during a hurricane? The issue is referred to SUN for response.

Denny Jameson opened a discussion regarding the Homeowner's Committee and made a Motion to permit the Homeowner's Committee to send a letter to SUN regarding any proposed rent increases for calendar year. The Motion was seconded by Kenny Klise. Discussion followed. All members in attendance voted in favor of the Motion. Motion carried.

Ken Rausch brought up additional discussion about possible rent increases and "pass-through" or costs in paid by residents in place of an increase in rents.

Ken Rausch noted the possibility of asking SUN to purchase a large outside grill for Club Rio for use by clubs, etc. Discussion followed and the matter will be tabled for now, but revisited.

No additional comments from BOD members.

3. ANY OTHER BUSINESS/ EXECUTIVE SESSION:

The meeting was recessed and the BOD moved into Executive Session at 10:45 a.m.

The BOD came out of Executive Session at 11:20 a.m. and the regular BOD meeting resumed.

ANY OTHER BUSINESS: No other business

The Meeting adjourned at 11:35 am.

Respectfully submitted by,

/s/ Kathryn Culver

Kathryn Culver, Secretary