

## **CLUB RIO BOARD OF DIRECTORS MEETING**

AUGUST 28, 2024

The meeting was called to order at 9:00 a.m.

### **ROLL CALL**

Present: Denny Jameson, Ken Rausch, Robert Lacob, Dick Wood, Cheryl Davis

Not Present: Tom White and Cathy Gildner.

### **MEETING MINUTES**

The minutes of the Board of Director's meeting of July 31, 2024, were discussed. A motion was made by Robert Lacob and seconded by Dick Wood. Ken Rausch asked that additional clarification be added to the paragraph concerning the e-mail from Leilani J. Maness. The minutes were approved with changes suggested by Ken Rausch.

### **TREASURER'S REPORT**

The treasurer's report through August 24, 2024, was discussed, including payment of the DJ for the pool party. A motion Ken was made by Ken Rausch and seconded by Dick Wood to accept the report. The motion passed unanimously.

### **RESIDENTS IN ATTENDANCE**

Henrick and Suzie Martinson were present to offer their services to residents of the community. Denny Jameson had suggested they form a club which will enable them to get information into the newsletter and on the calendar. They would like to provide CPR and other lifesaving instructions to residents. The couple have been teaching and working for years around the country. Health 911 will be the name of the club. There will be no cost for residents. Sun has supported the program in the past, but they have been informed they will no longer support the program. Ken Rausch made a motion to sanction Health 911 as a club. Dick Wood seconded the motion. The Martinsons were reminded that head of a club must be a member of the HOA The motion passed unanimously. Health 911 will be added to the list of clubs on the agenda for Tuesday.

John Meyer, organizer of the distribution of newsletters and directories asked once again for hanger bags for the delivery of newsletters. Dick Wood made a motion to approve the purchase of bags. Ken Rausch seconded the motion. The necessity for the use of bags was discussed, including the environmental impact of using plastic bags. Denny suggested we provide bags to appease the people who want them. The motion was passed with three in favor and two opposed.

### **HOC**

There was no report. The committee is waiting for a letter from Sun concerning the rent increase.

#### SOCIAL COMMITTEE

The pool party netted a profit of \$362. Denny asked for a recap sheet from the golf cart parade.

#### MEMBERSHIP

There are currently 250 members. Free membership for new residents arriving in the last quarter of the year was clarified.

#### NEW RESIDENTS

No report.

#### NEWSLETTER

An offer from a new publisher was discussed. We should make a decision by the first of the year.

#### FMO

Ken Rausch called the company responsible for the tie down program. They have received our application and there is currently a 2-year wait.

A discussion was had concerning the need for the Board to receive statements of disputes from residents to empower them to negotiate any changes to the rent increase. After the next board meeting members of the Board will purge any statements of former residents.

#### NEW BUSINESS

Denny received a request for the formation of a book club, however no one appeared to present the request.

Conviva Care Center would like to attend an HOA meeting and inform residents of the services they offer. It was agreed they will present their information at the HOA meeting in September.

Ken presented an email from the Financial Crime Enforcement Network. He reported that the HOA must file a report with them. Denny will file the report.

Denny Jameson presented two documents outlining the duties of the secretary. The documents were discussed and changes were suggested. Cheryl Davis made a motion to amend the task and duties of the secretary to the HOA and the duties of the secretary of the HOA board. Dick Wood seconded the motion and it was passed unanimously.

Denny Jameson presented a copy of the Social Committee bylaws and standing policy. These documents need to be updated. The Social Committee will meet in October and discuss the documents. Laura Grogan has expressed an interest in being the chair of the Social Committee. Concern was raised about the time frame between the appointment of the Social Committee Chair and the date when the Board approves the chair. Denny will amend the Bylaws and

Standing Policy and submit the documents to the Board. Denny asked the directors to review the documents and bring comments to the next Board meeting.

The need for a cleaning check list for the club houses following a party was discussed. Management has presented an informal list.

#### BOARD COMMENTS

Cheryl Davis mentioned the bank error in reporting the date of the rollover of the HOA's CDs. She suggested that the President of the BOD should be aware of the CD dates in addition to the treasurer.

#### ITEMS FOR MEETING WITH TIFFANY

Check on all ongoing issues. The Microwave at Club Rio is not working. Air conditioning issues have been reported. There has been an orange cone at the Club Lago pool for a long period of time. The speakers outside the Lago Clubhouse are not working.

The meeting was adjourned at 10:30 a.m.

Respectfully submitted,

*Shelley Chick-Gravel*

Secretary