

CLUB RIO HOA BOARD OF DIRECTORS MEETING JULY 27, 2022

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

ROLL CALL:

Present: President Ken Rausch, 2nd Vice President, Denny Jameson, Director Kenny Klise, Director Bob Lacob and Secretary Sue Audette.

Not present: 1ST Vice President Tom White, Treasurer Dennis Boyd, Director Dick Wood and Director Cathy Gildner.

MEETING MINUTES:

Denny Jameson moved to accept the June 24, 2022 Emergency Board of Directors emergency meeting minutes. Seconded by Kenny Klise, all approved.

Denny Jameson moved to accept the minutes of the BOD meeting for June 29, 2022. Seconded by Kenny Klise, all approved.

TREASURES REPORT:

Ken Rausch stated the Treasurer's operating report involved only 2 transaction since the last BOD meeting, therefore the next Treasurer's operating report will cover transaction over a 60 day period.

Ken Rausch reported the BOD opened a checking account at Truist bank with an initial deposit of \$10,000.00. Ken Rausch also stated, when all outstanding checks have cleared, the checking account at Fairways Bank will be closed. The safety deposit box at Fairway Bank will be retained until the time to renew, at which time that box will be closed and a safety deposit box will be retained at Truist Bank.

A Debit Card has been issued to the BOD by Truist Bank upon the opening of the checking account. This debit card is to be held by Dennis Boyd.

Denny Jameson suggested the Debit Card be utilized for purchase rather than the Credit Card so the BOD receives a quicker reimbursement.

HOA COMMITTEE REPORTS:

HOMEOWNERS COMMITTEE:

1. Denny Jameson reported Crane Lakes' lot rents, which typically are lower than Sun's, increased last year by 2.5%. The next increase for Crane Lakes will be an increase to 2.4%. Sun Communities typically uses Crane Lakes as a premier comparison when discussing lot rent increases at Hacienda Del Rio. This information can be utilized when discussing with Sun Management the future increase in lot rent.

HOMEOWNERS COMMITTEE (cont.)

2. Denny Jameson stated he will send an email to Sheri Woodworth about the wording to be utilized in the prospectus regarding vehicles on the grass. The wording will be “parking to be on paved surfaces only.”
3. Ken Rausch stated his displeasure of residents putting their garbage out to the curb 3-4 days before the scheduled pick up.

SOCIAL COMMITTEE:

Pizza/Pool Party 8/28/22 : Tickets go on sale 8/9/22.

MEMBERSHIP COMMITTEE:

The total number of HOA members is 253. 1 new member in the last 60 days.

NEWSLETTER:

Nothing to report from Gregg Allen.

SUNCHINE COMMITTEE:

Nothing to report.

ANY OTHER COMMITTEES:

Nothing to report.

Q & A FROM MEMBERS IN ATTENDANCE:

1. HDR resident, Keith Morris, wanted further information about the FMO. Ken Rausch answered his question stating the Federation of Manufactured Home Owners of Florida, Inc. is a statewide, consumer advocacy association dedicated to protecting the rights and interests as well as enriching the lifestyle of manufactured homeowners.
2. HDR new resident, Jim Ryan, asked what is HDR's HOA relationship with Sun Communities. Ken Rausch answered his question. Mr. Ryan stated that upon moving into his home, he placed a safety barrier between his property and the pumping station for the entire community. Sun stated it is a fence and therefore in violation of the prospectus.

UNFINISHED BUSINESS:

1. Rio Pool Hours:
Ken Rausch announced “Rio Pool Hours” will stay on the list of unfinished business until a permit is obtained for the Rio pool, which he said is forthcoming.

UNFINISHED BUSINESS (cont):

2. Phone book corrections/New Resident Information:

Ken has asked all new residents to email their contact information to Tish Michelson whose email has now been corrected and verified.

3. Fence:

The issues regarding the fence which is to be placed at the expansion perimeter running along US Route 1, is still being discussed by the city of Edgewater and Sun Communities.

NEW BUSINESS:

CORRESPONDENCE/MISCELLANEOUS:

1. A letter of complaint was sent to Ken Rausch from the son of a female resident regarding an illegal occupant residing next door. Ken responded that the BOD-HOA does not have the authority to resolve the issue.
2. Denny Jameson made the motion to accept Sherri Tamilio as our new FMO representative. Bob LaCob seconded. The motion was approved unanimously.
3. Ken announced the Certificate of Appreciation was paid for by Sun Communities and the cost was \$25.00.
4. Club Rio is slated for occupancy by 08/15/2022.
5. The next HOA meeting will be September 6, 2022; The next BOD meeting will be August 31, 2022.
6. Ken Rausch announced the recipient of the Certificate of Appreciation has met the required criteria.
7. Tom White (via an email to Ken Rausch) asked to add the following to our BOD agenda: A flyer stating the opportunity for Edgewater residents to meet all Candidates for a Q & A. This will be held at the Edgewater City Hall on August 4, 2022 from 6-8 pm.
8. Ken Klise made a motion to have all Edgewater mayoral candidates speak for 5 minutes each, at the September HOA meeting. Bob La Cob seconded the motion. A discussion ensued. The motion was unanimously approved.

BOD COMMENTS:

No BOD comments were made.

ANY OTHER BUSINESS/EXECUTIVE SESSION:

The BOD went into Executive Session, at 10:30 am came out of Executive Session at 10:45 pm

BOD/MGT MEETIN ITEMS TO DISCUSS:

A list of topics to be discussed with Tiffany will be emailed to all BOD members prior to the 08/02/22 meeting.

The Board of Directors meeting was adjourned at 10:48 am