

CLUB RIO HOA BOARD OF DIRECTORS MEETING JUNE 1, 2022

The Club Rio HOA BOD was called to order at 9:02 AM by President Ken Rauch in Club Lago,

ROLL CALL: Present: President Ken Rausch, 2nd Vice President Denny Jameson, Director Kenny Klise, Director Dick Wood, Director Bob Lacob and Director Cathy Gilner.

MEETING MINUTES: Ken Klise moved to accept the minutes of the BOD meeting for April 22nd. Denny Jameson seconded, approved.

The minutes of the HOA meeting for May 3rd were not available for action.

TREASURERS REPORT: The treasurer was not available; however, it was reported with the receipts for two recent activities, the HOA has a profit over expenses of \$618.14. Although there will be no HOA meetings through the next two months the treasurer indicated he would still be providing monthly financial reports.

A motion was made by Denny to authorize Ken Rausch and Dennis Boyd to negotiate with the bank investment rates for a couple of CD's that have matured and need to be re-invested. Ken Klise seconded and the motion was approved.

Board received a letter from Rose Hulse stating the audit was complete with no problems found. She recommended the recap sheet for social events be modified to reflect profit made and money deposited.

HOA COMMITTEE REPORTS:

- 1. HOMEOWNERS COMMITTEE** : Denny Jameson will prepare a letter to Sun Properties concerning any proposed rent increase for the coming year. Once approved by committee members, the letter will be emailed to Sun Management and included in the July calendar for residents to see.
- 2. SOCIAL COMMITTEE**: The Mother's Day dinner netted the HOA \$487 and the Hamburg and Hot Dog Day netted a total of \$286.

Ken Rausch stated that the Social Committee Chairpersons term of office is up in October and anyone wanting to be considered for that position should submit a letter to the Board of Directors
- 3. MEMBERSHIP**: The HOA currently has 242 members. Need to get more residents to become members of the HOA.
- 4. NEW RESIDENTS COMMITTEE**: Ken will meet with management to request we get info on new residents for the Sun Office, so we can welcome them to the Park and to try to get them to become HOA members,

5. NEWSLETTER: No report

6. SUNSHINE COMMITTEE: No report

UNFINISHED BUSINESS:

POOL HOURS: We will have 24/7 pool hours at Club Rio in the near future.

BENEFITS OF BELONGING TO THE HOA: BOD reviewed a letter prepared by Ken listing some of the benefits of being a paid member of the HOA. i.e.; first in line for activity tickets; get to vote to determine the future of the HOA and get to vote on the annual budget as well as other benefits.

SECRETARY: The BOD currently does not have a secretary. Numerous requests for a volunteer have not gotten any results. Ken spoke with a service providing company called “Express” and they can provide someone to take notes and prepare minutes, but indicated that it might be difficult because of the hours of the day that we meet.

The secretary would need to be available for 10-15 hours per month to attend meetings and then prepare the minutes.

We will advertise for someone to fill the position for \$18.00 per hour and see if we can get applicants to consider.

FEDERATION OF MOBILEHOME OWNERS (FMO)

A representative from the FMO has been invited to attend the October HOA meeting to inform residents of the benefits of being an FMO member.

NEW BUSINESS:

CORRESPONDENCE:

1 BOD received a letter from Clayton and McCulloch requesting the BOD president sign a form certifying termination of their services. BOD directed the HOA President to send a letter to them stating that we were the ones that terminated their services and that no further contact with the Hacienda HOA is necessary.

2. President Rausch received an email from a resident concerning her offer to volunteer her services and getting no response for her request even though a request has been made for the service. It was determined that the person responsible to respond was on vacation and not able to respond to her email.

3. A request was made for the BOD to purchase a microphone to provide better sound quality to assist in providing Facebook coverage of meetings. Meeting will be moved to Club Rio in the future and the meetings of the BOD will be in a smaller room, so the additional equipment will probably not be necessary. Will review this request when we are in the new room.

4. A retainer was sent to the new attorney that will be representing the HOA as needed. The firm is Gastick, Stanton, and Early of Orlando.

5. Dennis Jameson will be the timer at the next HOA meeting.

6. BOD received a request from the Social Committee to purchase a meat slicer to be used in the kitchen at Club Rio as the kitchen there will be a commercial kitchen and meals can be prepared there in the future.

Bob Lacob moved to purchase a meat slicer for a price not to exceed \$340, Ken Klise seconded and the motion was approved by the BOD.

7. Board of Director meetings will take place through the summer, but there will be no HOA meetings in July and August.

8. Residents are requested to review the information in the phone directory and if you have changes or additions, please contact the persons listed in the directory to make those changes or additions.

9. BOD reviewed items to be discussed with Tiffany at the Board/Management meeting to be held next week.

10. Discussion of fence on Bella Vista.

The Board of Directors meeting was adjourned at 11:20 AM.