

CLUB RIO HOA BOARD OF DIRECTORS' MEETING – March 30, 2022

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

ROLL CALL

MEETING MINUTES: Dick Wood moved to accept the minutes from the February 23, 2022 BOD meeting. Kenney Klise seconded. Unanimous approval from those present.

Cathy Gildner moved to accept the minutes from the March 1, 2022 Club Rio HOA meeting. Kenny Klise seconded. Unanimous approval from those present. These minutes will still need to be approved by the HOA membership at the next HOA meeting.

Discussion followed regarding the procedure for posting the minutes from the meetings on the website.

TREASURER'S REPORT:

Treasurer Dennis Boyd reported that it was not a very active month. There was a loss of \$106.00. The HOA has \$58,000.00 total money in the bank. There was a discussion about the quarterly budget and adding income of \$500.00 for FUN Day given by Park Manager Tiffany Najera and reducing the money from the Social Committee for this purpose. The expenses for FUN Day should not be on the report until October because that is when FUN Day is scheduled.

Dennis reported that he and Ken Rausch met with Rose Hulse about the audit and she turned over two pages of questions asking for documentation. Most of the items have been found and Rose is expected to issue her audit report. Dennis has been unable to reach Jim Owens regarding preparation of the 2021 income taxes and is still trying. Ken Rausch will attempt to contact Jim.

Discussion followed regarding getting someone else to prepare and file the return.

HOA COMMITTEE REPORTS:

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

2. SOCIAL COMMITTEE: Anne Rausch reported that Bud Lawlor had the Clam Bake on March 19 and made \$462.50. Upcoming events include the Easter Dinner. It is free for residents and \$5.00 for guests. Park Manager Tiffany Najera is buying the hams and all that is asked is that attendees bring a side dish or dessert. There will be a Chinatown party hosted by Laura Grogan on April 22. The party is BYOB and the cost is \$15.00. The food will be from China Wok. Bud Lawlor and the Social Committee will host a roast beef dinner on Mother's Day for residents. There will be a limit of 100 tickets sold because of the space limits in Club Lago. If additional tickets are needed, there may be a second seating added. Tickets will be \$15.00 and Tiffany Najera is going to help out with items which are needed.

3. MEMBERSHIP COMMITTEE: Bob LaCob reported 226 members at the moment. Ken Rausch reported that he has asked Steve Kenworthy to post the application for membership

on the website and this has been done.

4. ACQUISITION COMMITTEE: No report.

5. NEW RESIDENTS COMMITTEE: Ken Rausch reported that he has met with Sharie Laraby about a meeting for new residents. The meeting will be held on Sunday, May 1 with refreshments. All BOD members are welcome to attend. Details are in the Newsletter.

6. NEWSLETTER COMMITTEE: Gregg Allen stated there was nothing significant to report. There was a minor mistake about the Easter dinner tickets. Discussion followed regarding utilizing a computer program which would put social events in chronological order for the calendar.

7. SUNSHINE COMMITTEE: No report.

8. ANY OTHER COMMITTEE REPORTS: No reports.

COMMENTS FROM MEMBERS IN ATTENDANCE:

Resident Steven Greene addressed the BOD and suggested that recording and posting of the minutes online is an opportunity for the BOD to engage with the community and show what work is done. He suggested that there were many watching right now online. Discussion and interaction with BOD members in agreement.

Resident Joel LaBorde addressed the meeting with his concerns. He is concerned with the air that we breathe here and he is noticing getting chemical smell and residue of some type on his vehicles and is wondering about how often the EPA gets involved. He was referred to the EPA, SUN, and the City of Edgewater with any complaint about his concerns. Discussion followed.

Joel LaBorde also said he remembers being told years ago that we should all be concerned about the base rate we are all paying for water and it being a secret agenda or agreement. He was referred to the County Water Department and Sewer Department. Discussion followed.

Resident Sebastian Valera addressed the meeting and thanked the BOD for the job they do. He suggested that the BOD consider moving the "Open Forum/Resident Comments" item up in the agenda to Number 3 instead of further down on the agenda before the reports from the committees. Discussion followed.

Tom White made a Motion to move the Open Forum/ Residents Comments up on the Agenda at the meetings on a trial run for one month. Discussion followed. Discussion also followed about making sure that people who make comments or have questions at the meetings write their names down, speak clearly, and use the microphone.

A Vote on the Motion was taken. Ken Rausch, Tom White, Bob Lacob, Dick Wood and Cathy Gildner voted in favor of the Motion. Denny Jameson and Kenny Klise voted against the Motion. The Motion carried.

Resident Joel LaBorde addressed the BOD and asked if the HOA income that was reported is similar to the income in previous years. Discussion followed.

Resident Deb Stone addressed the meeting with her questions. She asked if all residents in HDR

are automatically HOA members. She suggested that there should be a push to increase membership. Discussion followed.

No other comments from members present.

UNFINISHED BUSINESS:

1. STATEMENT OF DISPUTES AND AUTHORIZATION OF REPRESENTATION AND STANDING: Ken Rausch reported that the required number (50%, plus 1) of signed forms has been accomplished. There are now enough signed forms in case the HOA decides to take legal action in matters against SUN in the future. Discussion followed with BOD and Resident Deb Stone making comments.

2. ATTORNEY/ REGISTERED AGENT/ FLORIDA CORPORATE REGISTRATION FORM: Denny Jameson reported that he has no update on an attorney. Ken Rausch needs to send the registered agent information form to the State of Florida in April. Tom White was previously selected as the temporary registered agent.

Denny Jameson made a Motion to reaffirm Tom White as the registered agent for now. Cathy Gildner seconded the Motion. Discussion followed. All BOD members voted in favor of the Motion with Tom White abstaining. The Motion carried.

3. POOL HOURS: Ken Rausch reported that he doesn't know where Park Manager Tiffany Najera stands with regard to the Rio Club pool hours, but he expects an update when the BOD meets with her. Discussion followed.

NEW BUSINESS:

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

a. Ken Rausch reported that he has reviewed the last letter from Clayton and McCullough, Attorneys with another bill for \$87.50. The issue is tabled until further information is received from the attorneys.

b. A bill for \$ 143.00 was received from YOLA for the yearly subscription to support the HOA website. Discussion followed. Denny Jameson made a Motion to pay the fee. Bob Lacob seconded. Unanimous approval of the Motion. The Motion carried. Treasurer Dennis Boyd will write the check for the fee.

c. An invoice for \$125.00 from Bill Bramlett was received for pressure washing two HOA buildings in the maintenance yard. This is in the budget. Discussion followed. Treasurer Dennis Boyd will pay the invoice. The BOD will request that SUN sign and confirm that the work was satisfactory.

d. Ken Rausch received an email on the HOA website requesting that a copy of calendar be put on the website for the upcoming month. Ken responded to the resident that Gregg Allen is sending a copy of the Newsletter and Calendar to Steve Kenworthy for the website every month.

2. HACIENDA CARE CENTER: Item was previously discussed.

3. FILE CABINET: Ken Rausch reported that the file cabinet is in the POD and will be cleaned out once everything has been moved upstairs at Club Rio. He reported that the 2021 minutes are in the files and everything is up-to-date. Discussion followed.

4. FMO DISTRICT 14 MEETING: Ken Rausch reported that the meeting is April 21 in

Port Orange. He and other BOD members will attend.

5. APRIL HOA MEETING: Secretary Kathryn Culver will not be able to attend the BOD/ Management or the HOA meetings on April 5. Ken Rausch will take the notes from the meeting with Tiffany Najera. Ken Rausch will record the minutes from the HOA meeting. Kathryn Culver will transcribe the minutes from the HOA meeting.

6. CERTIFICATE OF APPRECIATION: There were none suggested for this month.

7. TIMER FOR OPEN FORUM: Denny Jameson volunteered to be the Timer.

8. PROSPECTUS-SCREENED ROOMS: Ken Rausch reported that he had a discussion with Park Manager Tiffany Najera about whether all new homes and existing homes must have a screened room or screened porch. This issue will be placed on the agenda with the next BOD meeting with her.

2. BOD COMMENTS:

Ken Rausch commented that at least two BOD members must be present if they talk with Tiffany Najera about BOD issues. If a member wants to talk with Tiffany about a personal situation, it is important to tell her that you are there to discuss a personal issue and you are not representing a BOD issue. Discussion followed.

Tom White stated that the #1 complaint he hears from residents is the condition of the hot tubs. They are always broken and there is no reason for it. Replacement parts should be kept on hand and repairs made very quickly. This will be added to the agenda of the meeting with Tiffany Najera. Discussion followed.

Tom White commented on the “thank you” letter to Tiffany Najera about the lights at the pools.

Bob Lacob commented on comments he has seen on Facebook about the hot tubs. He also commented on the damage to the timers on the hot tubs done by a resident. Discussion followed.

Denny Jameson commented on his visits to other Senior-living parks in the area and noted the restrictive access to some of them. Discussion followed. He wants this added to the agenda. He also suggested that the next agenda should include the size of the new stop signs and the addition of a white stop line on the pavement.

Cathy Gildner reported that the biggest complaint she hears from residents is that the hot tubs are not working.

Resident Hal Halverson questioned the BOD about the process to follow if he were to witness someone willfully destroying or damaging of park property. Discussion followed.

No further comments.

The BOD moved into Executive Session at 10:56 a.m.

BOD came out of Executive Session at 11:15a.m. and the regular BOD meeting resumed.

Ken Rausch made a Motion that the Club Rio HOA Homeowner’s Committee (Statutory Committee) be comprised of the following persons:

Denny Jameson as Chairperson:

Tom White, Member

Dick Wood, Member

Mike Heasley, Member
Kathryn Culver, Member

Linda Bennett as recording Secretary of the Committee
Alternates to be selected at a later time.

Tom White seconded the Motion. Discussion followed. All Directors voted in favor of the Motion.
Motion was passed.

ANY OTHER BUSINESS: No other business
Meeting adjourned at 11:20 am.

Respectfully submitted by,

/s/ Kathryn Culver
Kathryn Culver, Secretary