

**BOARD OF DIRECTORS MEETING FEBRUARY 26, 2025**  
**CLUB RIO HOMEOWNERS ASSOCIATION, INC.**

**CALL TO MEETING ORDER:** Meeting called to order by President Denny Jameson at 8:55am.

**ROLL CALL:** Taken by Linda Bennett. Present were President Denny Jameson, 1<sup>st</sup> Vice President Tom White, 2<sup>nd</sup> Vice President Cathy Gildner, Directors Gregg Allen, Bob Karvonen, Ken Rausch, Dick Wood and Secretary Linda Bennett. Guests in attendance were Laura Grogan and John Meyer.

**APPROVE MINUTES OF BOD MEETING JANUARY 29, 2025:** There were no objections or corrections to the minutes. Cathy Gildner made a motion to accept the minutes, seconded by Ken Rausch. There was no discussion, and the motion passed.

**TREASURER'S REPORT:** Denny commended Sara Bacon on the job she is doing. She presented the documents she prepared, which included the Treasurer's Report, and two new reports which she generated including Cash Flow – Year to Date, and the 2025 Club Rio HOA Budget Report. Denny and Ken went to Fairwinds to check on our safety deposit box. Their signatures are now on the box, and each of them has a key for it. The box holds the original copy of our Articles of Incorporation, and the document containing the original signers necessary to form the HOA. Per Denny, they will move the documents to Launch at the end of this year. Gregg Allen made a motion to accept Sara's reports, seconded by Cathy Gildner. There was no discussion, and the motion carried.

**RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS:** No comments.

**HOA COMMITTEE REPORTS:**

**Homeowner's Committee Report:** No report.

**FMO:** Ken Rausch reported the FMO sent out a newsletter stating several years ago, they had 100,000 members and that number is now 7500. He said, to help with the income, they raised their dues and created a Certificate of Appreciation for donations. On March 7th, there's going to be an FMO Learning Academy on Legislative Process 101, which Ken has signed up for.

**Social Committee:** Laura Grogan reported the Hacienda 500 was successful. Sun has agreed to pay for the music for the upcoming St. Patrick's Day Party and the Neon Nights Party. The Easter dinner is coming up, and Sun has paid for the hams. The Social Committee has 18 parties, which includes the golf cart parades, scheduled for this year. We have the Kentucky Derby coming up in May. The Pancake Breakfast will be on Mother's Day, and the Pizza by the Pool is scheduled. The Halloween Party will again be hosted by the Ohio Club, in conjunction with the Social Committee. Tom White suggested we advertise the Hacienda 500 as a fundraiser for the HOA. Laura asked if everyone knew about Fun Day. Denny explained that it would be tied in with the Expo being co-hosted by Amanda Smith, Sales Manager, Everstory Partners, with the HOA and Sun, on April 19<sup>th</sup>. The Social Committee will be selling hot dogs, supplied by Sun. They're going to try to get every vendor to have a game, like we have had in the past for Fun Day. Laura also mentioned that they would be having an Italian Night.

**Membership Committee:** Bob LaCob dropped off the information that there are 111 paid members, 7 free and 1 second free (they moved in during the last quarter, so they had last year plus this year free).

**New Residents:** No report.

**Newsletter:** Gregg Allen stated he was very busy and did the Newsletter without Carole Brasfield's help this time. However, they are going to make every effort to get together so they can make the transition. Gregg said he has the invoice for Tiffany, for their Newsletter space.

**Sunshine Committee:** No report.

**Website:** No report.

**Care Center:** No report.

**Any Other Committee:** No report.

**OLD BUSINESS:**

**Bank Change:** Need new motion for bank signers. Denny suggested the following: "Dick Wood moves to make Dennis Jameson, Catherine Gildner, Gregory Allen and Sara Bacon, signers of any financial document or account belonging to Club Rio Homeowners Association, Inc. at Launch Credit Union." The motion was seconded by Bob Karvonen. The motion carried.

**Audit 2023:** Tom White suggested we accept the 2023 audit per Rose Hulse's email. His motion was "We accept the auditor's report with the added statement: We agree with the auditor's comments, and the following actions will be taken to improve the bookkeeping situation. The Board of Directors is in the process of taking major steps to (A) Change banking institutions, (B)

Change and modify previous banking practices, and (C) Correct and modify bookkeeping practices made by the previous treasurer.” The motion was seconded by Ken Rausch.

**Health Expo April 19:** Ken Rausch mentioned that the Vets will be selling hot dogs the same day at Club Lago.

**Acquisition Committee Chair – Ken Rausch:** Cathy Gildner made a motion to appoint Ken Rausch as Acquisition Committee Chair, seconded by Dick Wolf. The motion carried.

**A/C in Care Center Buildings:** John Meyer and Denny will meet next Tuesday to discuss the installation.

**NEW BUSINESS:**

**Speaker for HOA Meeting – Eric Rainbird:** Eric Rainbird, who’s running for City Council, would like to introduce himself to the residents and explain his vision for the area.

**Email from Attorney:** Denny received a letter from our attorney, which was an Engagement Letter Regarding General Representation and Retainer as Registered Agent (the “Representation”). The attorney needed Denny’s signature agreeing to the representation, however, he didn’t want to sign it without the Board’s approval. Denny relayed the contact information for our attorney. Our attorney is A. J. Stanton, Nardella and Nardella, PLLC, 135 W. Central Blvd., Suite 300, Orlando, FL 32801 – telephone (407)966-2680. Denny made the motion to accept the email from our attorney, and Cathy Gildner seconded it. The motion carried. Denny will sign the document.

**COMMUNICATIONS TO HOA:** Denny received an email from a resident, based on his request in the Newsletter for comments from the community. The resident stated they don’t participate in functions or meetings due to the lack of power the HOA has in dealing with Sun. The resident went on to say they attended two functions, and the food was terrible. Denny mentioned that Hal Halvorson posted on Facebook about Sun’s financial situation. He mentioned that Safe Harbor Marinas is being sued, and they’re the company doing the repairs on our piers. Denny and Tom White will discuss this with Tiffany. Gregg Allen also read a post regarding construction bids for Sun.

**BOARD COMMENTS:** Cathy Gildner commented that she thought Laura Grogan was doing a fantastic job for the community, but her parties were bombs. She doesn’t understand why. Dick Wood thanked Laura for covering for him at the 500. Bob Karvonen thought we should do something for the person who decorated the second floor of Club Rio for Christmas. Denny asked Cathy Gildner to draw up something for a certificate. Tom White feels the south gate has turned into a dumping station. The appearance, when you come in the south gate, is horrible.

**EXECUTIVE SESSION:** Not applicable

**RETURN TO REGULAR SESSION:** Not applicable

**ITEMS FOR TIFFANY:** Denny has a list of items to discuss with Tiffany when the Board meets with her next Tuesday. Gregg Allen said the north pedestrian gate is not being locked. Also, he said he’s had to assist people leaving the park, as there are no signs directing people to the south gate, while the north exit gate is not operable.

Meeting adjourned at 10:10am.

Respectfully submitted, Linda Bennett, Recording Secretary