

BOARD OF DIRECTORS MEETING JANUARY 29, 2025
CLUB RIO HOMEOWNERS ASSOCIATION, INC.

CALL TO ORDER: Meeting called to order by President Denny Jameson at 8:56am.

ROLL CALL: Taken by Linda Bennett. Present were President Denny Jameson, 1st Vice President Tom White, 2nd Vice President Cathy Gildner, Directors Gregg Allen, Bob Karvonen, Ken Rausch, Dick Wood and Secretary Linda Bennett. Guests in attendance were Amanda Smith, Family Services Mgr., for Edgewater/New Smyrna Cemetery, Carole Brasfield, Laura Grogan and John Meyer.

APPROVAL OF THE PREVIOUS MINUTES: There were no objections or corrections to the minutes, so Dick Wood made a motion to accept them, seconded by Ken Rausch. There was no discussion, and the motion passed.

TREASURER'S REPORT: Denny reported that there was no financial statement, as Sara was not able to get a bank statement. A report will be coming this week, which Denny will forward to the BOD. The financial period was running from the 20th of the month to the 19th of the following month. Sara will choose her financial period. Sara will also forward the budget report. Sara said she has a mailbox outside her house, with forms in it, for receipt drop off.

Special Guest: Denny introduced Amanda Smith, who is asking about doing an expo within our community. She would have representatives from healthcare providers, insurance companies, fitness groups, financial advisors, etc. Tom asked who gave her permission to leave the fliers. She said she received permission from the office. Tom felt this was out of our realm to do the expo. He felt it was Sun's duty. It was decided that she should contact Jose Lugo, Sun's Asst. Mgr. or Tiffany Najera, Sun's Sr. Community Mgr., and work with them. Denny asked Amanda to send him an email before next Tuesday for discussion at the BOD's meeting with Management.

MEMBERSHIP IN ATTENDANCE ASKED IF THEY HAVE ANYTHING TO DISCUSS: No comments.

COMMITTEE REPORTS:

Newsletter: Gregg Allen introduced Carole Brasfield, who will be taking over the publication of the Newsletter. He will work with her for as long as it takes for her to become comfortable. She said she will donate a computer. The BOD won't have to buy her one. Sara will give her a printer. Denny said Linda Bennett and he will continue to proof the Newsletter before it goes out. Dick Wood made a motion to accept Carole to take over the Newsletter, seconded by Ken Rausch. There was no discussion, and the motion passed. Gregg will try to get her the same email address which is now being used. Denny told her Sun buys the printer paper, and the BOD will purchase her computer ink. Gregg stated the BOD may have to buy Carole the calendar software. He gave Denny a copy of the invoice he wants to send to Sun for their use of the Newsletter.

Homeowner's Committee Report: Denny reported that, basically, there is nothing going on, at this point. A new committee will have to be selected, then sent to Sun and our attorney.

FMO: Ken received a release from the FMO regarding a proposal, wherein the FMO will work to amend sections of Chapter 420 to assist mobile homeowners who own their homes that are placed on leased land with lot rent payments. He also stated that the FMO will be raising their annual membership rate from \$30 to \$40 within the next two months. Ken will put an article in the next Newsletter. FMO membership application forms will be distributed on the tables at the next HOA meeting.

Social Committee: Laura Grogan reported they had a \$6700 profit for the year. She said the last party netted \$429, and they had a net profit of \$274 from the pancake breakfast. They sold 76 tickets to the Over and Under the Sea party. Sun donated \$200 for the band. There was a profit of \$956. Laura questioned where the HOA 50/50 money went. Denny told her it goes to the Social Committee. Laura mentioned the Hacienda 500 and Mystery Auction were coming up.

Membership Committee: No report.

New Residents: No report.

Sunshine Committee: No report.

Website: No report.

Care Center: Tom said we've been trying to get air conditioners installed. Denny said he and John will get that done sometime this winter.

Any Other Committee:

Old Business:

1. BOIR: Financial Crimes Network Refund: Denny received the \$499 refund. He will write Sara a check which will be listed as a miscellaneous income.
2. Tracking of Amenities Downtime: Denny says he's been tracking the downtime for the South gate. It's been three weeks now. He wants residents to track the time we lose for our amenities. We need to document the downtime. We

need this information in case we have to go to mediation for anything. We need specifics, not generalities. As occurrences come up. Denny asked if someone on the BOD would step up. Gregg will keep track of the main gate. Denny will keep track of the South entrance gate. Tom thought it was a futile effort. Tom stated, according to the FMO, amenities had to be down for 295 days of that year, before it's something to go after. Denny felt it would help. According to our attorney, the only thing we could have gone after Sun for was the time the hot tubs were down. Laura said she thought the docks were close to the 295 days. She also mentioned that Sun has been watching.

3. Statement of Dispute: Dick said we need to continue harping on this issue.

New business:

1. Change Banks: Denny stated that five of them went to Truist. Truist said they needed the names of the signers and the amendment to the Articles of Incorporation. The representative they spoke to said she had just attended a seminar on the Articles of Incorporation and continued to harp on this issue. The consensus of the group, Sara, Cathy, Ken, Gregg and Denny, was that they would find a different bank. Denny went on to say that Sara and he went to Space Coast Credit Union yesterday and had to talk to a person over the telephone. This would be the process that each of the group would have to talk to all on the same day. The Articles of Corporation would not have to be amended. They then went to Launch. The lady there provided them with a list of things needed to open an account at Launch. We would have to pay for checks, but he didn't know about a free safety deposit box. The \$5 membership fee would go right into our account. Laura stated that when she opened her CD's, the lady she spoke to said she would like to come here to discuss scams. The Board thought that would be a good idea, so Denny asked Laura if she'd like to follow up and ask the lady to come speak at an HOA meeting. Laura agreed to contact her. Denny would like to proceed with setting up an account at Launch. A committee at the bank would have to approve our request. The signers would not all have to go at the same time. They would need a copy of the Articles of Incorporation, a copy of the Bylaws, Tax I.D. No., driver's licenses, and a copy of the meeting minutes where the board authorized the signers with their legal names. Tom thought we might have to have the minutes notarized. The signers are Gregory Allen, Sara Bacon, Catherine Gildner, Dennis Jameson, and Kenneth Rausch. Tom said he had a list of things he would like to see when we set up a new account. It was decided we would have four accounts: a checking account, a savings account, CD's and a money market account. Gregg made a motion that we continue to proceed with finding out about opening an account at Launch and transfer the money from Truist. Dick seconded the motion. Sara mentioned that the CD's would not transfer until they had matured. Laura gave the debit card to Sara. Denny said he would like to see all the money received from parties deposited, then a check written back to the clubs. All deposits are made to the savings account. Sara said there was a bill that comes in to Bob (LaCob) regarding the printing company. Denny asked Sara to call them, copying him and have the bill sent to her. Denny will have Sara added to the HOA office printer email. Ken seconded Gregg's amended motion to include that we have four accounts. Sara received a letter from Fairwinds charging us \$50 for a safety deposit box at Fairwinds. Do we want to include that in this motion? Denny said no. We'll make that a separate motion. The original motion was to change banks. Dick seconded. The original motion carried. Denny said we need a motion for the signer's because we need their formal names. Dick made a motion that the following are the approved signers for our financial account: Gregory Allen, Sara Bacon, Catherine Gildner, Dennis Jameson, and Kenneth Rausch. Ken seconded the motion. The motion passed. Denny will meet with Dennis to see if we have a safety deposit box and where the key is.
2. Balance Maintained in Savings Account:
3. Use of Debit Card: See above.
4. CD Renewal: See above.
5. Annual Report to the State of Florida: Sara has a copy of the annual report to the State of Florida.
6. New Director's Training: Both have finished their training.
7. Memorial Planning Guest: See above.
8. Renee Sortman – Denny received a call from Peg Tanner stating that Renee Sortman was running for City Council. The BOD agreed to let her speak. Denny will call Peg and tell her that Renee may speak at Tuesday's HOA meeting.

Board Comments: Laura Grogan said we need to do something about the length of the articles in the Newsletter. Gregg said he will take that into consideration as he has the discretion to limit the size. Tom asked what the status of the proposed new

printing company was. Gregg explained that they wanted to control all the ads, plus they couldn't deliver the newsletter until the last day of the month. Even though it was free, it wasn't to our advantage. Ken suggested not publishing the newsletter in the summer as so many people were not here and there were many wasted papers. Gregg said that would be difficult for John.

Executive Session: The BOD went into executive session.

Items for Tiffany: Denny said everyone should have a copy of the notes he made from their last meeting with Tiffany. He asked if there was anything they wanted to bring up with her (at their meeting next Tuesday). He said he wanted to mention the pedestrian gate at the North entrance. It's never had a lock put on it. Dick asked why the south gate has been down so long. Tom said he thought they had to tear the road up as the gate was scraping. Denny thought that was hearsay. Ken thought it was something that should be brought up. Gregg thought there should be a clear set of guidelines of what Waste Management would and would not pick up, and a clear list of recyclables. Denny thought we should just ask Tiffany if she could make that her article in the Newsletter this month. They could put out a robot call. Bob asked if they were going to fix channel 732. Denny said channel 733 was not working. Tom thought it was an issue with Spectrum. Denny said what we basically have is continuing update on the piers, Wi-Fi and the Spectrum strength within Rio, tv programming, streetlights, pickleball courts, sprinklers we've identified, it is not Sun's issue. In addition will be the pedestrian gate lock, the south gate, trash pickup if not being picked up, is there an alternate date, and update the sign (at the main entrance). Denny asked if the Club Lago pool had been cleaned. Ken said it had been.

Meeting adjourned at 11:17am.

Respectfully submitted, Linda Bennett, Recording Secretary