

BOARD OF DIRECTORS' MEETING APRIL 1, 2026
CLUB RIO HOMEOWNERS' ASSOCIATION, INC.

CALL TO MEETING ORDER: Meeting called to order at 9:00am by President Denny Jameson.

ROLL CALL: Present were President Denny Jameson, 2nd Vice President Gregg Allen, Directors Cathy Gildner, Bob Karvonen, John Meyer, Tish Michelson, and Recording Secretary Linda Bennett. Absent were 1st Vice President Tom White and Treasurer Sara Bacon. Guests in Attendance: Bob LaCob and Jo Ann McConnell.

APPROVE MINUTES OF BOD MEETING FEBRUARY 25, 2026: There were no additions/deletions or corrections to the minutes. Cathy Gildner motioned to accept them, seconded by John Meyer. The motion carried.

TREASURERS REPORT: Denny reviewed the Treasurer's reports. It was suggested that thank you notes be sent out to those residents who donated to the HOA treasury. Tish Michelson motioned to accept the reports, seconded by Greg Allen. The motion carried.

RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS: Bob LaCob wanted to know if everyone had seen Kristin Piatt's email yesterday.

HOA COMMITTEE REPORTS:

1. HOC: No report.
2. FMO: No report, however, Denny said that there were approximately 175 residents from Hacienda and 15 from other communities, plus the FMO members, at last Thursday's FMO meeting.
3. Social Committee: In Tammy Land's absence, John Meyer handed out the schedule for upcoming events. He stated that Tammy will probably start attending the meetings in June.
4. Membership Committee: Bob LaCob reported we now have 332 paid members.
5. New Residents: No report.
6. Newsletter Committee: Gregg Allen will transition to Karen Druscke this month, and he will be her back up.
7. Sunshine Committee: No report.
8. Website: No report.
9. Care Center: Tish Michelson said Mike Michelson was still getting calls.
10. Any Other Committee: No report.

OLD BUSINESS:

1. DBPR/AG Filings: Not complete. The lawyer needs more information.
2. Dance Club – Possible Sanctions: It was stated that Sharon Senuta is aware of the issue. She had a party, after which, she donated \$1,000 to the Dance Club. After much discussion, it was decided a letter will be written to her advising her that she, and the Dance Club, are being sanctioned as she is in violation of an HOA Standing Policy, regarding events held by residents. Gregg Allen made a motion to send the letter to Sharon, seconded by Tish Michelson. Denny abstained. The motion carried.
3. Volunteer Committee – Jo Ann McConnell: Jo Ann and her committee canvassed several Sun communities in Florida to see if they have a pass through. After having done that, she stated that she is very impressed with our HOA. She said many communities don't have HOA's, and those that do, they're strictly social. The essence of what they found out was that the HOA's did not know they have the authority to represent the residents. Jo Ann said a staff member of Regency Heights, who called her back, stated that the state and county require the owner to pass along the ad valorem. Denny would like to talk to that person. Denny asked Bob LaCob to provide a list of the FMO district offices. He thanked Jo Ann for her time.
4. Statement of Dispute: Denny reported that we now have 449 Statements of Dispute, which is over 50% of what we need.
5. FMO Meeting Report: See above.
6. Spectrum Change Proposed by Sun: Kristin said that Sun will make the decision. Our attorney asked for that information. Our prospectus says super basic. They'll have to change our prospectus.
7. Pigeonhole Portal: Nothing going on.

NEW BUSINESS:

1. Sun Receivables for Social Committee: Will be rebilled to reflect 2026 dates.
2. Shuffleboard Safety-Bumpers with Sharp Edges: Dick Wood submitted a complaint to Kristin regarding the shuffleboard bumpers which have sharp edges. He feels they need to be replaced.

3. Termination of Monthly Sun Meetings: Denny said that Gregg Allen had the best idea, to go over things ourselves and send Kristin emails. Denny asked the board to find the dates the Club Rio pool was down. Gregg Allen was able to find the dates. Denny put the board on notice that Tom White and he will not be running for re-election, nor will Linda Bennett be secretary. He gave them two names he thought should be considered for the board. The board reviewed the items they wanted to discuss with Kristin. Gregg Allen wanted the repainting of stop sign lines to the list. Denny suggested that John Meyer and he set up a meeting with Kristin.

COMMUNICATIONS TO HOA: Denny received an email from Monique Toupin, Assistant to the City Clerk (of Edgewater) asking to rent our clubhouse. Denny emailed her back, saying that the HOA does not have the authority to rent out the clubhouse. He copied Kristin Piatt. The second letter was from A. J. McCutcheon, wanting to have coffee and donuts with the residents, to discuss pest control. Denny said he will answer that and copy Kristin.

BOARD COMMENTS: Denny suggested we present a Certificate of Appreciation to Maurice Mathieu, for the work he did canvassing the community regarding joining the HOA. A motion was made by Tish Michelson, seconded by John Meyer to present the certificate. The motion carried. Cathy Gildner asked if we could go back to "one question per person" at the meetings. John Meyer said he's not getting all of Denny's emails. Denny may have the incorrect email address for him.

EXECUTIVE SESSION: N/A

RETURN TO REGULAR SESSION: N/A

ADJOURN: Meeting adjourned at 11:10am.

Respectfully submitted,

Linda Bennett, Recording Secretary