

BOARD OF DIRECTORS MEETING APRIL 30, 2025
CLUB RIO HOMEOWNERS ASSOCIATION, INC.

CALL TO MEETING ORDER: Meeting called to order by President Denny Jameson.

ROLL CALL: Present were President Denny Jameson, 1st Vice President Tom White, 2nd Vice President Cathy Gildner, Directors Gregg Allen, Bob Karvonen, Ken Rausch, Dick Wood, Treasurer Sara Bacon, and Recording Secretary Linda Bennett. Guests in Attendance: Laura Grogan, John Meyer and Robin Madigosky.

APPROVE MINUTES OF BOD MEETING MARCH 26, 2025: Ken Rausch made a motion to accept the minutes, seconded by Cathy Gildner. The motion passed.

TREASURER'S REPORT: Treasurer Sara Bacon reviewed the report with the Board. After some discussion, Tom White made a motion to accept the Treasurer's Report, seconded by Bob Karvonen. The motion passed.

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

NEW BUSINESS: Robin Madigosky attended this morning's meeting to request that Cardo become a club. Tom White made the motion to accept Cardo as a club, seconded by Cathy Gildner. The motion passed unanimously. There are no dues associated with this club, which meets on Monday evenings at Club Rio at 6:30pm.

HOA COMMITTEE REPORTS:

1. Homeowner's Committee Report: Denny Jameson reported that there is no activity with this committee at present.
2. FMO: Ken Rausch reported there is an upcoming seminar on May 8th covering Estate Planning, Probate and Trusts 101. He also announced that the FMO is going to do away with printing their magazines. They're going digital.
3. Social Committee: Laura Grogan handed out a copy of the minutes and budget for the Social Committee. The original budget was based on estimated ticket sales and planned income. The budget Laura handed out showed actual ticket sales, income and profit through April. A talent show has been added to the agenda in September. Denny advised Sara Bacon that if she gets a check request from a resident, it has to be signed by Laura Grogan or a Board member. Laura said there should not be any check requests from a resident, who's hosting a party. Denny advised Laura that Paul Jarvis, Sun VP, was very interested in how much they contribute to our social activities. He would like to have an event with residents sitting at tables where he can go table to table to talk them. Paul has 200 plus communities in his portfolio. Paul suggested the New Residents Committee have a Wine Wednesday once a month. Sun would provide the wine. For new residents Linda Peck and Sue White would have to get with Kristen Piatt to secure details. It should be for new residents for the past year. Denny has been disappointed with the New Residents Committee. Something needs to rejuvenate the committee. Laura suggested new residents get their own personal invitation to a wine Wednesday. Paul Jarvis wants Sun to give the welcoming packet to the new residents when they close. He also said that he thinks Sun should pay that first year's HOA fee, rather than have the HOA pay for it. We would invoice Sun for the fees. They would like to see more involvement. Denny thinks we should have a BOD member meet with the New Resident's Committee to welcome the new residents. Each BOD member could take a month. Tom White thought there was too much personal information going on during closing. Denny would like the New Resident's Committee to come to the BOD and explain what they do. He asked the BOD what they thought about Sun paying for the HOA fees. The BOD thought that would be a good idea. Tom White thinks we need more details about Sun's intentions.
4. Membership Committee: Bob LaCob dropped off a note to Denny stating we now have 166 members.
5. New Residents: No report.
6. Newsletter: Greg Allen reported Carole Brasfield and he are still transitioning.
7. Sunshine Committee: No report.
8. Website: No report.
9. Care Center: No report.
10. Any Other Committee: No report.

OLD BUSINESS:

1. Meeting with Sun re: Piers: Denny, Tom White and Linda Bennett (to take notes) met with Paul Jarvis, Sun Sr.VP, Amy Herndon, Sun VP, Kirstin Piatt, Sun District Mgr., and Cecilia Lockett, Sun Mgr. yesterday to see what the status of the piers is. Once Denny hears back from Paul Jarvis, he'll share with the residents at the HOA meeting scheduled for next Tuesday at Club Rio at 6:00pm. Denny brought up Rio Grande paving. Paul Jarvis said he would look into it. Denny

brought up the issue of the glass tops in Club Rio. How far that will get, who knows, but it was brought up. Then they asked when Tiffany would be back and were told they had no information they could share with us.

2. Bank Change – Bank changed from Truist to Launch Credit Union.

3. Audit 2024 – Rose Hulse is working on it and will have it finished before she goes north for the summer.

NEW BUSINESS:

1. FP&L Storm Seminar May 13th – They will be here on May 13th for a seminar on the upcoming storm season.
2. Assisted Senior Services – They were here for the Expo, and Denny would like them to come in to talk at an HOA meeting. They do not get paid for their services. They are a referral service and get paid by the people they refer you to. Denny will follow up with them. Laura stated that Launch Credit Union has a Fraud Department. Denny asked her to follow up to see if someone could come in to talk to the Residents.
3. New Club – See above
4. HOC 2025 Candidates – The candidates for the HOC are Steve Kenworthy, Gregg Allen, John Meyer, Peg Tanner, Sean Hughes, Bob Karvonen, Dick Wood and Cathy Gildner. The BOD will vote at the next BOD meeting.
5. Update Clubs and Committees – The list of Clubs and Committees will be updated by Linda Bennett and posted.

COMMUNICATIONS TO HOA: Denny received an email from Robert Freshwaters asking to speak to the residents about golf cart repairs, etc. After some discussion, it was decided Denny would tell him he could put business cards in Club Lago but would not be invited in to talk to the residents.

BOARD COMMENTS: Gregg Allen stated the CFI comes out in July. Denny also received a text about trash pickup. Denny answered the text. The information will be put in the New Resident's package. Denny and Tom White will speak to Linda Peck. Denny thinks a Board member should attend the New Resident's meeting, which takes place before each HOA meeting. Cathy Gildner said nothing has been done about the concrete issue at Club Lago. Laura Grogan said there was an issue with the rubber trim on the left side of the Club Rio entrance. Gregg Allen doesn't understand why Sun's maintenance doesn't notice these issues. He sent an email to Kirstin Piatt about repainting the white lines at the intersections. He received an answer. Ken Rausch asked if anything has been done about replacing Ed (Sun maintenance man). Denny said no. The BOD has not been invited to sit down with Sun. Denny will follow up regarding the maintenance issues. Tom White wondered if Paul Jarvis, down the road, would be open to talking to the BOD, just to get feedback from them. Denny asked the BOD to get back to Linda Bennett re the clubs and committees.

EXECUTIVE SESSION: Not applicable

RETURN TO REGULAR SESSION: Not applicable

ITEMS FOR TIFFANY: None

Meeting adjourned. 10:55am

Respectfully submitted, Linda Bennett, Recording Secretary