

BOARD OF DIRECTORS MEETING FEBRUARY 25, 2026
CLUB RIO HOMEOWNERS' ASSOCIATION, INC.

CALL TO MEETING ORDER: Meeting called to order at 9:15am by President Denny Jameson.

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

APPROVE MINUTES OF BOD MEETING JANUARY 28, 2026: There were no additions/deletions or corrections to the minutes. Gregg Allen motioned to accept them, seconded by Tish Michelson. The motion carried.

TREASURER'S REPORT: Sara Bacon mentioned that she was filing the State Tax. Denny reviewed the report with the BOD. Tom White wants a footnote added to the report noting that the \$30,000 was approved by the HOA. Denny mentioned that we received a bill from our former attorney, which was in error. The bill was not for us. A. G. Stanton's office will issue a refund. John Meyer motioned to accept the report, seconded by Bob Karvonen. The motion carried.

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

HOA COMMITTEE REPORTS:

1. HOC: Denny stated that we were up to date. The Board is the Homeowners' Committee.
2. FMO: John Meyer and Tish Michelson have completed their Board training, and both are members of the FMO. Everything is set for the FMO district meeting being held at Hacienda on March 26th at 1:00pm. Coffee and cookies will be served at 12:30pm. Karen Black Stewart will be the speaker.
3. Social Committee: This was Laura Grogan's last meeting, as she's moving to CT. Laura reported on the current financial status of the Social Committee. She introduced Tammy Land, who's the new Social Committee Chairperson, to Kristin Piatt. Sun has donated the money for the Easter hams, and \$200 for the music for the upcoming Pizza Pool party. For the Mother's Day Pancake Breakfast, Sun will pay for the pancake mix and the sausages. Sun will also pay for the ice cream for the Father's Day Ice Cream Social.
4. Membership Committee: No report.
5. New Residents: No report.
6. Newsletter Committee: Gregg is continuing to work with Karen. He will be her backup. Another discussion arose regarding the people who are renting homes in Hacienda. They will not be listed in the Resident's Directory.
7. Sunshine Committee: No report.
8. Website: No report.
9. Care Center: Tish Michelson reported that one electric wheelchair, which has a new battery, is not working.
10. Any Other Committee: No report.

OLD BUSINESS:

1. DBPR Complaint: This was discussed earlier with our attorney.
2. FMO District Meeting: See above.
3. Proposed Spectrum Change by Sun: Denny said we need to be careful, because there are different programs. The prospectus will have to be changed.
4. Uses of Pigeonhole Portal: Denny stated that he needs to talk to our attorney about this. In addition to the following, Denny wants to submit about seven or eight items for entry into the portal.
 - a. Certificate of Dispute – Mr. Perry has a concern in that some of these may be outdated.
 - b. Complaints vs Sun
 - c. Survey other Parks
5. Notation of HOA Approval to Spend \$30,000 on Legal Fees: See above
6. Approval of Clubs and Committees: After a couple of minor changes, the Clubs and Committees were approved. Gregg Allen made a motion, seconded by Bob Karvonen that we approve the clubs and committees. The motion carried. A copy will be sent to Steve Kenworthy.

NEW BUSINESS:

1. Filed SunBiz – Registered Agent Needs Filed: Denny prepared the paperwork. Daniel Perry is our Registered Agent.

2. HOA Dues Increase in 2027: Denny stated that Tom White wants to increase the dues to \$20.00 in 2027. He wants to present this early enough to vote on it at next year's annual meeting. Next year's memberships will not be sold until February.
3. HOA Lifetime Membership: Gregg Allen was approached by a resident with the idea of offering residents the chance to purchase a lifetime membership in the HOA, for a one-time fee. One reason for this is that you would be a member for as long as you live in the park, and two, it would bring in additional funding to help us with our lawsuit. Gregg thought the residents might find this attractive. This would have to be run by Bob LaCob.
4. Refund from Former Attorney Billing Error \$1,350: We were incorrectly billed by our former attorney, A.G. Stanton. His office is sending us a check for the error.
5. Volunteer Committee: Denny said that at the last HOA meeting, Jo Ann McConnell said we needed to form a committee to do some tasks. She has met with Denny and Tom White to discuss the committee. One of the first things they thought should be done would be to contact other Sun Communities to see if they're paying an Ad Valorem tax. The other thing needed was to update the Statements of Dispute. Denny felt a script was needed to obtain the information when contacting other Florida Sun communities. The main thing Jo Ann wants to do is survey the other Florida Sun communities. She has a list of 10 Sun communities who are currently paying an Ad Valorem tax. Denny said the first thing needed was a script, which he will create. The Statement of Dispute is on hold, until Denny can talk to Tom White. Denny will meet with Jo Ann.
6. Dance Club Violation: Since Jo Ann McConnell is a member of the Dance Club, Denny asked her to let it be known that their violation was discussed at the Board meeting. The club could face being unsanctioned.

COMMUNICATIONS TO HOA: Denny received a communication from Maurice Mathieu, who would like to go door-to-door to encourage donations and raise membership in the HOA.

BOARD COMMENTS: John Meyer said Dave Gallant wanted to know if the Board would be interested in purchasing his trailer for \$100. Gregg Allen said someone asked him about doing a "resident only" car show. It was suggested they open it up to motorcycles. Gregg will organize the event. Gregg asked if Kristin had an update on the south gate replacement and cameras. Tish wondered about the status of the visitor's north gate, which someone hit on Valentine's Day. Denny wants to talk to Kristin about putting in speed bumps and four-sided inspections.

EXECUTIVE SESSION: The Board went into Executive Session.

RETURN TO REGULAR SESSION:

ADJOURN: Meeting adjourned.

Respectfully submitted,

Linda Bennett, Recording Secretary