

BOARD OF DIRECTORS MEETING JANUARY 28, 2026
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 Gregg Allen, Directors Cathy Gildner, Bob Karvonen, John Meyer, Tish Michelson, Treasurer Sara Bacon and Recording Secretary Linda Bennett. Guests in Attendance: Laura Grogan, Tola Hutchinson and Donna Webb.

OATH OF OFFICE: See below.

APPROVE MINUTES OF BOD MEETING DECEMBER 31, 2025: There were no additions/deletions or corrections to the minutes. Gregg Allen motioned to accept them, seconded by Bob Karvonen. The motion carried. Tom White abstained.

TREASURER'S REPORT: Denny stated they would have to start the discussion earlier in the year if they wanted to raise the HOA dues for next year. Sara Bacon reviewed the Financial Reports. Tish Michelson made a motion to accept the reports, seconded Cathy Gildner. The motion carried. Sara also stated that there was a debit card still open, which she would get cancelled. She received a 2025 1099 form from Sun for \$3,000 for the money that was paid to the Social Committee. They shorted us \$600. She has filed the State Tax. Sara will contact Rose Hulse as she's ready for the books to be audited.

RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS: Donna Webb and Tola Hutchinson said they were starting a book club (The Bookish Buddies), of which Tola would be president. They would meet on the 2nd and 4th Fridays of each month, at Club Lago, from 12:45pm to 2:00pm. They would like to be under the auspices of the HOA. A motion was made by Cathy Gildner to accept them as a book club, seconded by Bob Karvonen. There was no discussion. The motion carried.

HOA COMMITTEE REPORTS:

1. HOC: They have not met. John Meyer asked if Denny needed to inform the former members of the HOC that they were no longer part of the committee. He will do that.
2. FMO: Cathy Gildner reported that Ken Rausch is the new vice president. Ken would like to continue as our FMO representative. Denny reported that our attorney, Dan Perry, was the guest speaker. We're still in line to host an FMO meeting at Club Rio on March 26th at 1:00pm. Cathy Gildner, Tish Michelson, Bob Karvonen and Denny will help.
3. Social Committee: Laura Grogan stated she was on the fence about the Mystery Auction as they only sold 48 tickets. She also stated there are some white tables missing. There are two tables in the room adjacent to the Board Room. Other tables downstairs have disappeared. Laura will check with Kristin to see why the tables are not in the storage room. John Meyer said there are coolers which need to be fixed. He offered to fix them but will do it when they need to use the coolers.
4. Membership Committee: There are 110 members.
5. New Residents: No report.
6. Newsletter Committee: Gregg Allen said the wrong calendar was printed with the Newsletter. He's going to look for a new program for the calendar page. He stated that Karen's doing an excellent job. Denny suggested Gregg use the last page of the Newsletter for ads, if he doesn't have enough room on the Ads page. Gregg said if he changes to non-caps, he can gain some space. He's hoping to have Karen take over the ads.
7. Sunshine Committee: No report.
8. Website: No report.
9. Care Center: Tish Michelson reported that people want rollators.
10. Any Other Committee: No report.

OLD BUSINESS:

1. Attorney: Tom White made a motion to retain Daniel Perry as our attorney. It was seconded by Bob Karvonen. The motion carried. Sara will send Dan a check.
2. FMO District Meeting: See above.
3. Past President's Plaque: Gregg Allen will take care of it. The cost is \$175 plus \$12 per plate.

NEW BUSINESS:

1. Oath of Office: After Roll Call, Denny administered the Oath of Office to the new Directors, John Meyer and Tish Michelson.
2. Read Secretary's Letter: Linda Bennett read the Secretary's Letter stating the notice of the annual meeting and proposed budget was delivered or mailed to the membership at least thirty days prior to the annual meeting.

3. Approve Clubs and Committees: Tabled

4. Payment to Attorney: Denny told Sara that we need to send a check for \$5,000 to Daniel Perry to retain him as our attorney. Tish Michelson made a motion, seconded by Bob Karvonen, to retain Daniel as our attorney. The motion carried.

5. DBPR Complaint: Denny read a portion of the Mobile Home Complaint to be filed with the state of Florida, asking the DBPR for assistance. He said the complaint is in response to Sun's refusal to meet with the HOA. The complaint also contains information about the piers and the rent increase plus the tree trimming. This is the prelude to filing a lawsuit. We also should file a lawsuit against our attorney. Tom White and Denny think we should file a lawsuit against Sun to have Sun do what they're supposed to do. Tom White wants the suit to be for ad valorem only. Gregg Allen wants everything in the lawsuit. He feels we all need to see the contract. Gregg made a motion that we agree to hire Daniel Perry to represent us in filing a complaint with the DBPR, and if necessary, to file suit against Sun regarding the ad valorem tax and other deficiencies that Sun has provided for the park. The motion was seconded by Cathy Gildner. Tom White voted no. The motion carried. Gregg suggested we find our lot rent agreements and send them to our lawyer for his building of our defense.

COMMUNICATIONS TO HOA: Denny said he's received two communications. One from Hal Halverson stating he's supporting what we're doing. His attorney gave him the same information we were given. The other from Lorraine Spicer (Pecora) who sent an email to Kristin Piatt, regarding limiting access to the south gate. Kristen said it wouldn't happen. Kristen feels there are safety issues. Denny agreed that there are safety issues.

BOARD COMMENTS: Cathy Gildner asked if we could give Dick Wood and Ken Rausch Certificates of Appreciation. Denny will ask Dick Wood to print them.

EXECUTIVE SESSION: N/A

RETURN TO REGULAR SESSION: N/A

ADJOURN: Meeting adjourned.

Respectfully submitted,

Linda Bennett, Recording Secretary