

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

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

ROLL CALL: Present were President Denny Jameson, 1st Vice President Tom White, 2nd Vice President Gregg Allen, Directors Bob Karvonen, John Meyer, Cathy Gildner Thomas, Treasurer Sara Bacon and Recording Secretary Linda Bennett. Absent was Director Tish Michelson.

APPROVE MINUTES OF BOD MEETING MAY 27, 2026: Gregg Allen made a motion to accept the minutes, seconded by John Meyer. No further discussion. The motion carried.

TREASURERS REPORT: Treasurer Sara Bacon reviewed the financial reports. Cathy Gildner Thomas made a motion to accept the minutes, seconded by Bob Karvonen. There was no further discussion. The motion carried.

RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS: Sara Bacon commented that there should be better signage at the South gate as some drivers don't see the sign for residents only. Tom White said that some residents were not hitting the pound sign before putting in their code. Sun has stated that they weren't going to do anything about the signage. Gregg Allen felt that they should update the main gate "Residents Only" sign. Sara also commented that the air conditioning doesn't work properly in Club Rio. Denny suggested she fill out a complaint form.

HOA COMMITTEE REPORTS:

1. HOC: No report.
2. FMO: Denny observed that nobody in the FMO made any comment about the fact that, in the budget, they want to reduce the maximum that ad valorem tax can go up for commercial accounts but only if they pass it on to renters.
3. Social Committee: John Meyer reported that, even though it rained, there was a good turnout for the Father's Day Ice Cream Social. For the Fourth of July event, 114 tickets were sold. In addition to hot dogs and hamburgers, ice cream will be served. The ice cream is from Gordon's. The Pizza/Pool party is scheduled for August. The Fishing and Boating Club, along with the Social Committee, is having their Shindig in August. There's a 50's party scheduled for October.
4. Membership Committee: No report.
5. New Residents: No report.
6. Newsletter Committee: Gregg Allen will be filling in for vacationing Karen Druschke this month.
7. Sunshine Committee: No report.
8. Website: Denny said that Steve Kenworthy made it very easy for residents to access the survey.
9. Care Center: Denny said we need to make people aware of what's available. Tom reported that the Care Center is jam-packed with stuff. It needs to be thinned out. Denny will contact Bruce Carroll.
10. Any Other Committee: No report.

OLD BUSINESS:

1. Survey: 154 replied and there were 539 visits.
2. Attorney: Denny sent a copy of his text from last night, with our attorney to the Board members. Tom White suggested the Board go into Executive Session, which it did.

NEW BUSINESS:

1. Letter from Sun: Denny received a certified letter from Sun. A copy was sent to the Board members and our attorney. We will not respond to it, at this point in time.
2. Letter to Residents: The Board is going to compose a letter to the residents regarding the survey.
3. Robot Calling – Is the Directory Capable? Denny said we do have our directory in .pdf form, and by State Law, it's legal for the HOA to go in and make a robot call, or robot text, off of that list, if it's physically capable. Bob Karvonen volunteered to check into it. Denny asked John Meyer to ask Tish Michelson if the directory is a .pdf or in Excel.
4. Quiet Hours: Resident Email: Denny received an email from Hal Halvorson regarding quiet times. Gregg Allen checked with the City of Edgewater, and quiet times for residential communities is from 9:00pm until 8:00am.

COMMUNICATIONS TO HOA: See above.

BOARD COMMENTS: John Meyer questioned when our attorney was going to file the lawsuit. Denny will ask him. He also said that any member of the Board can contact our attorney. Denny also commented that any resident working for Sun

can be a member of the HOA. They cannot be on the Board. Tom White is not pleased with our attorney. Denny said we need to find recruits to fill the upcoming positions on the Board.

ITEMS FOR MANAGEMENT: The Board discussed items for management.

EXECUTIVE SESSION: See above.

RETURN TO REGULAR SESSION: See above.

ADJOURN: Meeting adjourned at 10:40am.

Respectfully submitted,

Linda Bennett, Recording Secretary

DRAFT