

BOARD OF DIRECTORS MEETING JULY 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, and Treasurer Sara Bacon. Director Dick Wood and Recording Secretary Linda Bennett were absent. Guests in Attendance: Laura Grogan, Bob LaCob, Barry McLaughlin and John Meyer.

APPROVE MINUTES OF BOD MEETING JUNE 25, 2025: Ken Rausch made a motion to accept the minutes, seconded by Cathy Gildner. The motion carried.

TREASURER'S REPORT: Sara Bacon read the financial reports. Ken Rausch asked about the accounts. Denny told him we have one CD account, one Money Market account and one Checking Account at Launch. There is only one CD account. The safety deposit box is still at Fairwinds. Ken also questioned the date of the reports. Sara said they were the July accounts, even though they had June on them. Sara read the budget report. Gregg Allen had some changes for her. Ken had some questions regarding the amounts in the Cash Flow report. After much discussion, approval of the Financial Reports was tabled. Cathy Gildner made a motion to table the Financial Reports, seconded by Tom White. The motion carried.

RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS: Barry McLaughlin was curious as to whether or not we'd heard anymore about the piers. Denny said no. Denny will send another email to Paul Jarvis.

HOA COMMITTEE REPORTS:

1. HOC: The new Homeowner's Committee met yesterday to get acquainted. We have four non-board members, three board members. There's nothing we can do until we receive a letter from Sun indicating what the rent increase will be. Then we will sit down with Sun, which they have to do. After two meetings, we will have had a meeting with our attorney. At the second meeting when they say no, Denny will mention to them they leave us no choice but to file a suit. Denny explained what our tools are to file suit. Barry McLaughlin said he will write a letter to Sun, which Denny will publish as part of his President's comments in the September Newsletter, with the hopes of getting additional residents to also write letters to Sun.
2. FMO: Ken Rausch spoke to Seb Velera who told him that the FMO should have someone come to the park to get memberships. Ken said that was his job, however, he's not going to go door-to-door. Ken is still waiting for the district president to get back to him for a date in October. As of the last report, we have 62 members, which is a big improvement.
3. Social Committee: Laura Grogan had the actual income and expenses for the Social Committee to share with the board. The Talent Show for September has been canceled. A 70's Disco Party will be held instead. In October, there's the Ohio Club/Social Committee Halloween party. In November, there will be the Hillbilly Club hosted by the New York Club and Social Committee. December will be the Christmas Party. Laura and John Meyer will be meeting with Tammy Land, to see if she would be interested in becoming the new Social Committee Chairperson. Bobby Joe and Chuck Davern are still interested in doing the Decorations. Denny suggested that Gregg Allen and Carole Brasfield keep an eye on the Newsletter regarding people advertising for non-Social Committee parties.
4. Membership Committee: There are 195 members.
5. New Residents: No report.
6. Newsletter: Gregg Allen is still working on the transition to Carole Brasfield. John Meyer asked if there was any feedback on putting the Newsletter in the clubs rather than delivering them to the individual homes. Denny suggested John keep a few copies out for those who may not be able to get to the clubhouses.
7. Sunshine Committee: Sara Bacon said she was asked by the Chairperson for \$50.00.
8. Website: Denny had a suggestion from the HOC to remove the password from the Newsletter on the website. Gregg Allen made a motion to remove the password protection from the Newsletter, and Cathy Gildner seconded. The motion passed.
9. Care Center: Tom White said everything is fine with the Care Center.
10. Any Other Committee: None.

OLD BUSINESS:

1. Gregg Allen and Cathy Gildner meeting with Kristin Piatt re:
 - a. Sun buying HOA memberships – Gregg said Kristin was in favor, however, they have to go over the details. Denny said they shouldn't have to work out any details as Paul Jarvis offered to pay for ten memberships. Greg

and Cathy will go back to Kristin. Tom White didn't think we should let Sun pay for the memberships. A discussion followed, and it was decided that the Board would just ignore the membership issue of Sun buying ten memberships. Gregg said Kristin was not in favor of any board member being at new resident closings. Denny suggested they send an email to Kristin to invite Paul Jarvis to a Wine Wednesday in October or November. Denny will send the email. Cathy Gildner had asked Kristin if Sun could help with the Choir. Kristin said she had a friend who could help with that. Kristin said the choir would have to meet during the week, instead of on the weekends, so their employees could attend. Denny also asked Gregg to let Kristin know that the HOA cannot legally represent the renters. They may attend the parties and use the facilities.

b. New Resident info sheet for Sue White, Linda Peck and Tish Michelson – Gregg Allen asked Tom White if the information was being given to Sue White, Linda Peck and Tish Michelson. Tom said it was happening.

2. PDF software for Newsletter computer – Still pending

3. Clubs and Committees – Tom White will replace Jerry Wells for Bylaws review. The HOC names will be added to the list. Laura Grogan mentioned that she told Sun to see Denny about using the HOA boardroom for closings, as the Sales staff will be moving back to the Rio Grande office. If Sun contacts Denny, he will tell them that the Board would take it under advisement.

NEW BUSINESS:

1. HOC Alternates and Chairperson: Cathy Gildner made a motion that Denny be the HOC Chairman, seconded by Gregg Allen. Ken Rausch made a made motion for Peg Tanner to be Chairman. There was no second. The Board voted to accept Denny as the Chairman, except Ken Rausch, who voted no. Gregg Allen made a motion to accept Larry Land and John Meyer as alternates. Bob Karvonen seconded it. The motion carried. The HOC members are Gregg Allen, Cathy Gildner, Steve Kenworthy and Peg Tanner.

2. Did we invoice and/or get paid by Sun for inserts in the Newsletter? - Yes

3. Rent increase opposition planning guide for HOC – Denny reported that that is there only for the Board to make notes for themselves about what we can and cannot do. The list should be compiled by the end of September.

4. Denny mentioned that Sun had their Hurricane presentation yesterday, and we had ours earlier this summer. We got red letters because there were pizza boxes left in Club Rio for the trash. Denny saw the aftermath of Sun's presentation, and there were papers on the tables, trash cans not emptied, etc., so he would like to draft a red letter to Sun.

COMMUNICATIONS TO HOA: None.

BOARD COMMENTS: Tom White said we don't have to pay for the piers.

ITEMS FOR MANAGEMENT: None.

EXECUTIVE SESSION: N/A

RETURN TO REGULAR SESSION: N/A

ADJOURN: Meeting adjourned.

Respectfully submitted,

Linda Bennett, Recording Secretary