

BOARD OF DIRECTORS MEETING MARCH 26, 2025
CLUB RIO HOMEOWNERS ASSOCIATION, INC.

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

ROLL CALL: Taken by Denny Jameson. Present were President Denny Jameson, 1st Vice President Tom White, Directors Gregg Allen, Bob Karvonen, Ken Rausch, and Dick Wood. 2nd Vice President Cathy Gildner, Treasurer Sara Bacon, and Recording Secretary Linda Bennett was absent. Guests in Attendance: Bob LaCob, Ruth and Sean Hughes and John Meyer.

APPROVE MINUTES OF BOD MEETING FEBRUARY 26, 2025: There were no objections or corrections to the minutes. Dick Wood made a motion to accept the minutes, seconded by Bob Karvonen. There was no discussion, and the motion carried.

TREASURER'S REPORT: Gregg Allen said he didn't think the Line Dancing Group was still in effect. Discussion was held about what to do with the money. Sheryl Paul will be contacted. Gregg Allen made a motion to accept Sara's reports, seconded by Ken Rausch. There was no discussion, and the motion carried.

RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS: Ruth Hughes didn't think Sun was complying with the Prospectus. Denny suggested she read Florida Statute 723.

HOA COMMITTEE REPORTS:

1. Homeowner's Committee Report: Has not been formed for this year.
2. FMO: Ken Rausch mentioned the BOI requirement has been removed.
3. Social Committee: Denny reviewed the recap sheets from Laura Grogan.
4. Membership Committee: Bob LaCob reported we now have 134 members.
5. New Residents: No report.
6. Newsletter: Gregg Allen said he did most of the work on the Newsletter again, as it will take a little while for Carole Brasfield to learn everything. John Meyer, who distributes the Newsletter, will not be back from vacation until the 26th. Gregg Allen will fill in for him.
7. Sunshine Committee: No report.
8. Website: No report.
9. Care Center: No report.
10. Any Other Committee: No report.

OLD BUSINESS:

1. Bank Change: Denny thanked Ken Rausch for going to the bank with him. Ken became the primary person on the account. He appointed Sara Bacon as administrator. The two signatures are Cathy Gildner and Ken Rausch. The new bank is Launch Credit Union. We have to buy our own checks, as Launch does not have two-party checks.
2. Health Expo April 19th: This event will take place on April 19th at 10:00am at Club Rio, in conjunction with Sun and Amanda Smith, Edgewater Cemetery Assoc. representative. Various vendors will have exhibits and games and prizes for the participants. This will take the place of Fun Day.
3. A/C Care Center Building: The new air conditioners have been installed.
4. Piers: Ruth and Sean Hughes were very concerned about the piers. Denny read an email he received from Kristin Piatt, District Manager, which, in part, says "I have discussed the piers and the process we are following with my Senior management, so I can get a better frame of reference on how this process is going. We are at the end of the bidding process, and as soon as a final determination has been made, we will communicate the next steps to everyone. A project this large has multiple governmental entities dictating timelines, and we are working with an engineer to gather bids from multiple vendors to make sure we pick the best contractor for the job. We are hoping to have a determination made and contract signed in early April and once we do, we will let everyone know, along with any other pertinent info as to timeline expectations as well." Sean Hughes suggested we make an appointment with Sheri Woodworth, Sun VP, to discuss the pier situation. Denny asked where we should go from here. Dick Wood suggested we contact them (management) to see what the correct information is. Bob Karvonen suggested we invite them to an HOA meeting. Gregg Allen thought we should email them. Ken Rausch agreed with Gregg and ask that management sit down with the Board. Tom White agreed we should email Sheri Woodworth with all the information we have. John Meyer thought we should invite Sheri Woodworth to an HOA meeting. Sean Hughes suggested we email everyone, including the contractors, regarding the situation. Denny then called Terragone Engineering. Terragone Engineering said the schedule is up to Sun

Communities. Denny told the Terragone engineer that the community is full of rumors. The engineer (John) said he would contact the directors over Tiffany and let them know that a resident contacted them to see what the schedule was. Denny suggested he contact Sheri Woodworth or Amy Herndon. John said he would get with Amy. Denny asked if Ken Rausch would make a motion to have Denny send an email to Sheri Woodworth, requesting a meeting with her to discuss the apparent misinformation we have been receiving and also inviting her an HOA meeting and include in that email correspondence from Kristin and the correspondence from the unknown resident. Dick Wood seconded. Denny didn't think the letter from the unknown resident should be included. He also didn't think their notes from their monthly meetings with Tiffany should be included. Gregg Allen didn't feel that information should be included. He does want to put together a timeline of the pier situation. Tom White didn't think it would do any harm to include the letter from the resident. Denny felt it was part of the picture. Ken Rausch thought we should send it to her. Ken amended the motion to remove sending the correspondence from the unknown resident. A new motion was made to send an email to Sheri to discuss the apparent misinformation we've been receiving and invite her to an HOA meeting and a meeting with the Board. Dick seconded the motion. The motion carried 5-1.

NEW BUSINESS:

1. Audit 2024: Rose Hulse is currently working on the audit.

COMMUNICATIONS TO HOA: An email was received from a resident citing issues within the park. Denny suggested they contact Sun as the issues were not Board related.

BOARD COMMENTS: None

EXECUTIVE SESSION: Not applicable

RETURN TO REGULAR SESSION: Not applicable

ITEMS FOR TIFFANY: None

Meeting adjourned.

Respectfully submitted, Linda Bennett, Recording Secretary