

BOARD OF DIRECTORS' MEETING MAY 27, 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, Tish Michelson, Cathy Thomas and Treasurer Sara Bacon. Absent was Recording Secretary Linda Bennett. Guests in Attendance: Bob LaCob.

APPROVE MINUTES OF BOD MEETING APRIL 29, 2026: There were no additions/deletions or corrections to the minutes. Gregg Allen motioned to accept them, seconded by Cathy Thomas. No further discussion. The motion carried.

TREASURERS REPORT: Sara Bacon was present and reviewed the treasurer's reports. Minor correction noted that a Social Committee expense was entered twice. Next month Attorney expenses will be entered into the line items, not as a foot note. Report was accepted unanimously.

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

HOA COMMITTEE REPORTS:

1. HOC: No report.
2. FMO: A discussion was held regarding a bill reducing the ad Valorem tax for commercial properties, which was passed by the Florida Senate with the budget and sent to the house. The budget will allow commercial businesses to pass this increase on to leasers of the property. It should not affect Hacienda since FS-723 prohibits this if not previous in any lease or Prospectus.
3. Social Committee: John Meyer reported that the last two parties were successful. He also reported on the upcoming events. Income is down due to lower than projected attendance.
4. Membership Committee: We have 348 paid memberships.
5. New Residents: No report.
6. Newsletter Committee: Gregg Allen reported that the Newsletter and Calendar are now being done 100% by Karen Druschke.
7. Sunshine Committee: No report.
8. Website: No report.
9. Care Center: No report.
10. Any Other Committee: No report.

OLD BUSINESS:

1. Attorney: Our attorney has received five original Prospectus's, previous rent letters from September 2018 to 2025, current Prospectus and two changes to the Prospectus since the last printing of a consolidated Prospectus, Rules and Regulations and Lease Agreement. The website for residents to voice opinions will be set up and made available prior to the July Newsletter deadline.
2. 2025 Audit: The audit is complete and approved by Rose Hulse. A resident has expressed an interest in being the auditor for next year since Rose has retired after her excellent service during these past years.
3. HOA Membership: A discussion was held regarding Sun employees being eligible to be HOA members but not serve on as a Board member or officer.

NEW BUSINESS:

1. FMO Gold Award: Denny submitted an application to the FMO for the HOA Board to be recognized as having 100% FMO membership.
2. Bill to Reduce Ad Valorem Tax on Park Owners: Previous discussion about the Florida Senate including a reduction in the annual increase in the Ad Valorem tax for commercial properties.
3. Post Office: Our Post Office mailman stated that any mail remaining in a box longer than three days will be returned to the Post Office without notice. John Meyer will discuss this issue with the Postmistress.
4. Auditor: There was a discussion about obtaining a new auditor.

COMMUNICATIONS TO HOA: No report.

BOARD COMMENTS: A discussion was held regarding the laundering of kitchen towels and cleanup by users other than the Social Committee. This will be addressed by the Social Committee with Kristin. There were questions

regarding the renters being listed in the Residential Directory. Tish Michelson will talk with Kristin, after discussing with Bob LaCob and Sue White. The Bridge Club representative is no longer Kay Stoll. The Club seems to have only four members and two are non-residents.

ADJOURN: Meeting adjourned.

Respectfully submitted,

Linda Bennett, Recording Secretary

DRAFT