

BOARD OF DIRECTORS MEETING NOVEMBER 26, 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 Bob Karvonen, Ken Rausch, Dick Wood and Treasurer Sara Bacon. Director Gregg Allen and Recording Secretary Linda Bennett were absent. Guests in Attendance: Laura Grogan and John Meyer.

APPROVE MINUTES OF BOD MEETING OCTOBER 29, 2025: There were no additions/deletions or corrections to the minutes, so Dick Wood motioned to accept them, seconded by Cathy Gildner. The motion carried. Ken Rausch abstained as he wasn't at the last meeting.

TREASURER'S REPORT: Sara Bacon reviewed the Financial Reports. Denny mentioned that we were going to move \$6,000 to a CD from the Money Market account. Cathy Gildner made a motion to accept the reports, seconded by Tom White. There was no further discussion. The motion carried.

RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS: None.

HOA COMMITTEE REPORTS:

1. HOC: Sun gave us ½ percent deduction on the rent. If Sun increases our taxes, it would be in 2027. Their intent is to follow through. Denny's thought was to ask the attorney to send a letter to Sun to make it official that we are against any pass through based on legal reasons. Tom White felt we needed another attorney. Denny asked Ken Rausch to ask the FMO attorney for attorney recommendations. Denny stated the result was that we got a little bit, which is better than nothing. Denny asked, but didn't get a response, about whether the alternates could attend the meetings with Sun.
2. FMO: Ken Rausch wrote to the administrator regarding the tie down program. He received an answer stating it would be several years, as they're working on 22 applications. We applied on July 1st, 2024. The State Assembly is December 2nd and 3rd. The meetings for board certification will be January 26th, February 11th, March 14th, April 13th and May 21st. Ken received an email asking if he will still be the FMO rep. He attended the F&B and Vets meetings looking for people to join the FMO. He's still waiting for an answer from the FMO regarding a meeting here. We have a tentative date of January 20th.
3. Social Committee: Laura Grogan reported on the activities of the Social Committee. We have two more events before the end of the year. She stated that we have a chairperson, taking over May 1st. Her name is Tammie Land. Laura is not going anywhere until March. Several people have been undermining her as the Social Chairperson. She thinks these people should step up. She wanted the BOD to be aware of the situation. Denny offered to attend the Social Committee meeting.
4. Membership Committee: No report.
5. New Residents: Tom White handed Denny a copy of the New Residents Packet, which is over 40 pages. It contains the Bylaws, Statement of Dispute, etc. Ken Rausch suggested the new residents sign for receipt of the packet.
6. Newsletter Committee: Karen Druske will be doing the January issue, with Gregg Allen's help. Gregg will continue to do the ads.
7. Sunshine Committee: No report.
8. Website: No report.
9. Care Center: No report.
10. Any Other Committee: None.

OLD BUSINESS:

1. Facebook: Steve Kenworthy is working with the administrators of the Hacienda websites to get the BOD access.
2. Nominations: Denny reported that John Meyer, Catherine Gildner and Tish Michelson have submitted their intent to run for office.
3. Attorney Questions and Answers: The comments are in the emails sent to the BOD.
4. Notice of Annual Meeting/Budget Delivered: These documents were delivered.

NEW BUSINESS:

1. Motion Safe Deposit: Denny emptied the old safety deposit box. Cathy Gildner made a motion for Gregory Allen, Linda Bennett and Dennis Jameson to be the signers for Launch Credit Union Safe Deposit box. The motion was seconded by Bob Karvonen. No further discussion. The motion carried.

2. Motion to move \$6,000 to CD from Money Market: Dick Wood made a motion for Catherine Gildner, Sara Bacon, Gregory Allen and Dennis Jameson to be the signers for the Launch CDs. The motion was seconded by Ken Rausch. No further discussion. The motion carried.
3. Website Sun Communities Exposed: John Meyer printed the document. He said there wasn't too much that didn't refer to Hacienda. Only the administrator for that site can add information. Denny stated that Sun is very upset. Sun is looking into the issue. Tom White identified the administrator, who lives in Clearwater, FL. Denny asked that a picture of the administrator be taken and sent to Paul (Jarvis).
4. Sun mentioned to Denny about them using the HOA boardroom. The BOD did not have a problem with it.
5. Send a letter from our attorney regarding the ad valorem.

COMMUNICATIONS TO HOA: None.

BOARD COMMENTS: Denny asked Cathy to monitor the keys to the boardroom. If you use the boardroom, please remember to make sure the door is closed.

EXECUTIVE SESSION: Denny asked the guests to leave so the board could go into Executive Session. He suggested that Appreciation Certificates be given to three residents.

RETURN TO REGULAR SESSION: Motions were made to give Appreciation Certificates to three residents.

ADJOURN: Meeting adjourned at 10:37am.

Respectfully submitted,

Linda Bennett, Recording Secretary