

BOARD OF DIRECTORS MEETING OCTOBER 29, 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, Dick Wood, Treasurer Sara Bacon and Recording Secretary Linda Bennett. Absent were Director Ken Rausch and Treasurer Sara Bacon. Guests in Attendance: John Meyer.

APPROVE MINUTES OF BOD MEETING OCTOBER 1, 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.

TREASURER'S REPORT: In Sara Bacon's absence, Denny reviewed the financial reports with the Board of Directors. He stated that the Care Center money would be transferred to the regular funds. He also stated that Sun paid for the batteries for the wheelchairs. A check will be requested for Sheryl Paul, Country Line Dancing, which will be donated to a local charity by her. Gregg Allen made a motion to accept the financial statement, seconded by Cathy Gildner. Motion carried.

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

HOA COMMITTEE REPORTS:

1. HOC: A meeting has been set for November 18th with Paul Jarvis and Sun. This is the second meeting to discuss the rent increase, ad valorem tax and tree trimming. These are HOC items, not HOA items. Denny is going to contact our attorney to see how much it would cost to file a lawsuit, what our obligations are for filing a lawsuit, and if we have to do anything if we do file a lawsuit. The lawsuit would be for the rent increase, reduction in service, loss of contract and ad valorem tax. Tom would like a legal answer about the ad valorem tax. Denny shared that Sun objected to the HOC having more than five people at their first meeting. He advised Sun that the HOC will have five members, plus their alternates attending the next meeting. They will not have a secretary as Linda Bennett will be out of town.
2. FMO: In his absence, Ken Rausch sent an email to the Board of Directors stating the FMO State Assembly meeting is scheduled to take place December 2nd and 3rd. The December 2nd meeting will be about rent negotiations and legislature updates. The December 3rd meeting is discussion of proposed bylaw changes. You can register online if you want to attend either one day or both days. Ken is going to attend day one only. The FMO is strongly considering Bill 701, dealing with financial aid for low-income people. The dates of next year's FMO BOD training are as follows: January 6th, February 11th, March 17th, April 13th and May 21st. He's disappointed in the lack of interest our residents have in joining the FMO. Out of over 750 homes, only 64 are FMO members. During the month of November, he will be attending both the Fishing and Boating and the Vets monthly meetings to talk about the FMO.
3. Social Committee: John Meyer stated at the last social committee meeting they came up with a list of the parties they would like to have in 2026. They have another meeting on November 6th. Hopefully, they'll get the list finalized. Tammy Land has decided to take over the Chairman's position when she retires in April. John is the co-chair, so he can take over until Tammy is available. Bobby Jo Davern will take over the decorating. Denny informed the board that this was too many parties, so John is going to work it out with the committee. Secondly, Denny said that Cheryl Davis made a statement about the possibility of flying Laura back and forth to Connecticut. She is not in favor of it. Basically, that's not been decided. As John just told us, that might not be necessary. It could be a misappropriation of funds.
4. Membership Committee: We have 206 members. Four are renters. Denny said he and Tom White were supposed to meet with Sun yesterday, however, he forgot. He apologized to Kristin Piatt and asked her to reschedule the meeting.
5. New Residents: Tom White reported they aren't doing much.
6. Sunshine Committee: No report.
7. Newsletter: Gregg Allen is in the process of transitioning the Newsletter to Karen Druscke.
8. Care Center: No report.
9. Any Other Committee: None.

OLD BUSINESS:

10. Meeting with Sun: See above.
11. Care Center \$327: See above.
12. Facebook: Steve Kenworthy will get together with the admins to set up a Facebook page for us.

13. President's Plaque: Gregg Allen reported that he received a quote for \$175 for a walnut plaque, like the existing one. The 24 plates will cost \$12 per plate, plus shipping. They will be installed with double-sided tape. Gregg recommended holding off making the plaque changes until after the election in January.

NEW BUSINESS:

1. Nomination Committee Chair: Denny spoke to Holly Malone, and she agreed to be the Chair. Holly will set up her committee.
2. Proposed 2026 Budget: After much discussion, the Board agreed on a proposed budget for 2026. Tom White made a motion to accept the proposed budget, seconded by Cathy Gildner. The motion carried. A further discussion was held regarding possible legal issues and potential expenses.
3. Notice of Annual Meeting: Linda Bennett will draft the notice. John Meyer will take care of distributing the notice, which has to be delivered by December 6th.
4. Election Committee Chair: Denny will speak to Gard Andrews and Betty Surowiec to see if they would be interested in chairing this committee.
5. Safety Deposit Box Signatures: The current Safety Deposit Box, at Fairwinds, has to be vacated by November 15th. Sara and Denny will close that one. A new one will be opened at Launch Credit Union, for \$50. The signers will be Gregg Allen, Denny Jameson and Linda Bennett. Cathy Gildner made a motion to accept the signers, seconded by Dick Wood. The motion carried.

COMMUNICATIONS TO HOA: Debra Reberry filed a complaint about the outsiders using our Pickleball Court. Sun shut that down. There will not be a league set up here with outsiders.

BOARD COMMENTS: No comments.

ITEMS FOR MANAGEMENT:

1. Eliminate Code at South Gate
2. Pedestrian Gate Lock
3. 732-733 Channels
4. Paving Next Year
5. Rio Grande Paving and Tree Roots
6. Trim Mangroves
7. North Gate Lighting
8. Flags Out Front
9. Handicap Lift at Club Lago Pool and Screen Door

EXECUTIVE SESSION: N/A

RETURN TO REGULAR SESSION: N/A

ADJOURN: Meeting adjourned at 11:07am.

Respectfully submitted,

Linda Bennett, Recording Secretary

¹¹ The signers for the Launch Safety Deposit Box will be Sara Bacon, Cathy Gildner, Gregg Allen and Denny Jameson.