

BOARD OF DIRECTORS' MEETING SEPTEMBER 30, 2026
CLUB RIO HOMEOWNERS' ASSOCIATION, INC.

CALL MEETING TO ORDER: Meeting called to order at 9:00am by President Denny Jameson.

ROLL CALL: In addition to President Denny Jameson, present were 2nd Vice President Gregg Allen, Directors Bob Karvonen, John Meyer, Tish Michelson (via phone) and Treasurer Sara Bacon. Absent were 1st Vice President Tom White, Director Cathy Gildner Thomas and Recording Secretary Linda Bennett. There was one resident in attendance, Pam Vandenberg.

APPROVE MINUTES FROM BOD MEETING HELD ON AUGUST 26, 2026: Gregg Allen made a motion to accept the minutes, seconded by Bob Karvonen. There was no discussion, and the motion passed.

TREASURERS REPORT: Sara Bacon reviewed the Financial Statements with the BOD. Denny questioned the insurance payment, which Sara will check. John Meyer made a motion to accept the Financial Statements, which was seconded by Bob Karvonen. There was no further discussion, and the motion carried.

RESIDENTS IN ATTENDANCE - ASK IF THEY HAVE ANY COMMENTS: Pam Vandenberg requested that their Intercoastal Social Club be sanctioned. After Denny advised Pam what was expected to become a club, Gregg Allen made a motion to sanction the club, seconded by Bob Karvonen. There was no further discussion, and the motion carried.

HOA COMMITTEE REPORTS:

1. HOC: See New Business Item 3.
2. FMO: Ken Rausch sent out a Learning Seminar notice from the FMO.
3. Social Committee: John Meyer distributed his financial report for the year-to-date. He stated the 50's party is coming up next week, and 84 tickets have been sold. The Halloween Party is coming up, which is hosted by the Ohio Club and Social Committee. Sara said she received a \$300 check from Sun.
4. Membership Committee: No report.
5. New Residents: No report.
6. Newsletter Committee: Denny said the resident who is planning to have a fundraiser is in competition with the HOA. However, they're still planning to have the party.
7. Sunshine Committee: No report.
8. Website: No report.
9. Care Center: No report.
10. Any Other Committee:

OLD BUSINESS:

1. DBPR Complaint: The complaint has not been filed with the DBPR. The lawsuit has been filed. We're just waiting for a case number and a judge to be assigned. The DBPR and the Attorney General will follow.
2. Board Resolution: The Board discussed the litigation resolution and the filing of the litigation against Sun Communities. Tish Michelson asked to have the record show that she has reviewed the complaint and wants the record to show she is in favor of the litigation and would vote yes now. Bob Karvonen, who was absent for the voting, said he would have voted yes also.
3. Bylaws: John Meyer is still forming his committee.
4. Report on Sun Sharing New Residents: Tish Michelson and Cathy Gildner Thomas were working on this. This will be tabled.
5. Report from Cathy re: Dance Club and 50/50: No report from Cathy Gildner Thomas. Tabled.
6. 501 C3 Confirmation: Denny finally had a conversation with Dennis Boyd, who said there's no such registration for a 501C3 using our federal ID number.
7. Offer from Paul Jarvis to Meet: Denny said we did not answer Paul Jarvis's response that they want to come up with an agenda. Anytime we have a conversation, from this point forward, we stick to an agenda.
8. Questionnaire Totals: Gregg Allen said a resident asked him about the ad valorem tax.
9. John Meyer asked if the Launch merger would affect us, and Sara said, according to the note on their door, it would not affect us.

NEW BUSINESS:

1. Resident Complaints:

A. Ken Rausch: Ken sent in a formal complaint about the water temperature at the Club Lago pool. He also inquired about the locking of the payment box, also due dates and penalty dates.

B. Deb Hawes: Reported to Sun that there was a party making accusations. Denny told her the HOA is not involved with problems between residents. Only Sun can be involved.

C. Ron Von Rapacki: Mailboxes leaking. Denny asked John to add that their list to Sun.

D. Hal Halverson: He was complaining about the hot tubs not working properly.

E. John Meyer said there are instances of bad language being used at the pool. He wondered if the cameras were working. Denny suggested he ask Sun. Denny also asked John to ask about manning the South gate when the gates are continuously open.

2. Nomination Committee: Holly Malone has agreed to head this committee.

3. Request by HOC to Meet with Sun to Discuss Rent Increase: Denny has a proposed letter from our attorney that he's offered to send. Sun did not provide us with any comparables until the beginning of the second meeting last year, and the HOC Committee did not have any time to study them. Our attorney is planning to send Sun three dates to meet. After much discussion, it was decided that the BOD would send five members (Denny Jameson, Tish Michelson, John Meyer, Gregg Allen and Bob Karvonen) and two alternates (Cathy Gildner Thomas and Tom White) to the meetings with Sun. John Meyer made a motion to send the five members, and Bob Karvonen seconded the motion. There was no additional discussion. The motion carried. John Meyer made a motion to have Gregg Allen be the chairman of this committee, seconded by Bob Karvonen. There was no additional discussion, and the motion carried. There was some question as to whether a decision maker would be present.

4. Dates of December and January Board Meetings: The BOD decided to change the November meeting to the 24th. The December meeting will remain the same.

5. Budget: The budget needs to be presented to the BOD at the next meeting, then voted on at the November meeting, so it can be sent out with the annual meeting notice, no later than the first week of December.

6. Annual Meeting Notice: See above.

7. Auditor: Gladys Bustamante contacted Denny, offering to audit our books. After some discussion regarding her credentials, John Meyer made a motion, seconded by Bob Karvonen, to have Gladys Bustamante do our books for 2026. There was no further discussion, and the motion passed.

COMMUNICATIONS TO HOA: Denny has them listed.

BOARD COMMENTS: Denny suggested a couple of names for appreciation certificates.

ITEMS FOR MANAGEMENT: The BOD compiled a list of items to discuss with Sun.

ADJOURN: Meeting adjourned.

Respectfully submitted,

Linda Bennett, Recording Secretary