

**Club Rio Homeowners Association Meeting  
June 6, 2023**

**ROUGH DRAFT**

HOA meeting was called to order at 6:00 PM by President Ken Rausch in Club Rio.

**ROLL CALL**

Present: Ken Rausch, Cathy Gildner, Kenny Klise, Tom White, Tim Webb, Dick Wood, Robert Lacob and Shelley Chick-Gravel

Not Present: Denny Jameson and Dennis Boyd.

**TIFFANY NAJERA, MANAGER COMMENTS:**

Wayne Hoffman is the new Assistant Community Manager.

Work on the expansion of the park continues. There are no open permits and no pending inspections. The houses that have been set can be sold.

The work on the maintenance area has been completed. There will be an air compressor for residents use in the maintenance area. The portico at Club Lago has been completed.

The HOA board and SUN communities are considering the problems with the acoustics at Club Rio. Different methods for improving the acoustics are being considered.

The front gate will be repaired to include a resident's only lane. Residents are encouraged to report problems with the gate to the office and encouraged to use the emergency number when necessary.

Review of amendments to the prospectus continues. They have been reviewed by the HOA board and the HOC will be meeting with Tiffany Najera. The new prospectus will be in effect 90 days after residents receive their copy.

**MEETING MINUTE**

The minutes of the April 4, 2023, HOA meeting were posted on the website April 20, 2023. The minutes of the May 2 meeting were posted May 14, 2023, and on the website May 15, 2023. There being no corrections, the minutes were approved as posted.

**TREASURER'S REPORT**

President Ken Rausch presented the treasurer's report for the period April 23, 2023, through May 22, 2023, for Dennis Boyd.

## Income

Membership dues \$0.00  
 Social Committee \$3576.00  
 Sunshine Committee \$0.00  
 Calendar Ads \$41.00  
 Fun Day \$0.00  
 Interest \$47.88  
 Miscellaneous \$0.00  
 Income: \$3,664.88

## Expenses

Social Committee \$621.10  
 Decorations for Club Houses \$757.92  
 Fun Day \$0.00  
 New Residents Orientation \$0.00  
 Sunshine Committee \$0.00  
 HOA Building Maintenance \$0.00  
 Subtotal: \$1,379.02

Expense Total: \$4,828.44

Income: \$3,664.88

Months Profit Loss: (1,363.56)

HOA Total monies: \$50,863.27

We ask that club presidents review the Treasurer's Report and compare it to their club records. The audit has been completed and the books are in order. Dennis Boyd will revise the Recap sheet to make things clear especially when expenses are reimbursed by SUN. When supplies are purchased by residents for the social committee either receipts for the purchases or a check request are needed.

### **HOA COMMITTEE REPORTS:**

#### **HOC**

Dick Wood presented the HOC report. There will be a meeting of the Homeowners Committee next week.

#### **NEW RESIDENTS**

Patti Tracey offered a list of new residents:

Rebecca Dresser  
 Herbert and Nancy Trimmer  
 John Ruple/Nancy Janie  
 William and Renee Geiger  
 Michael and Bettina McIntyre

#### **MEMBERSHIP COMMITTEE**

Bob Lacob reported that we have 259 members.

**SOCIAL COMMITTEE**

Anne Rausch reported for the Social Committee. Thank you for all your support with the Roast Beef Dinner and the Pancake breakfast that benefited local EMT's. We gave over \$3,000 to the EMTs. There will be a golf card parade on July 4, 2023.

Tickets will be available on Monday June 11 for the baskets of love from Complete Health.

**GARDEN CLUB**

No new information.

**FISHING AND BOATING CLUB**

Artie Engler presented the report for the fishing and boating club. There was a River Tournament on the 5<sup>th</sup> of May and a Pond Tournament on May 25 and 27. A cookout followed the final tournament. The next event will be August 12 and will include music by the Walter Lee Trio. The Board will meet to finalize the food options and costs. Membership is \$10.00 per person and runs from January 1 to December 31. All members may participate in all of the tournaments and events. Meetings are the second Tuesday of the month at 6:00 p.m.

**PICKLE BALL**

Steven Kenworthy encouraged residents to come out and play!

**VETERANS**

Dave Gallant updated the activities of the Veterans Club. The memorial service was well attended, and the Auxiliary provided lunch following the service. On June 17<sup>th</sup> from 10 to 1 the hot dog cart will be offering lunch. The veterans meet the third Tuesday of the month, and the auxiliary meets the fourth Tuesday.

**NEW YORK CLUB**

No news.

**OHIO CLUB**

Mary Heasley reported that the next meeting of the Ohio Club will be in September.

**RED HATS**

Nancy Richard presented they Red Hats report. The next meeting will include an auction and wine and cheese. A reminder that no glass is allowed at the pool.

**DANCE CLUB**

All are welcome.

**SHUFFLEBOARD**

No news.

**PENNSYLVANIA CLUB**

Patti Tracey reported that the Pennsylvania Club has restarted. There will be events in the fall.

**TAI CHI**

No news.

**SPORTS ENTERTAINMENT**

Frank Villegas is starting a Sports Social Club. June 29 will be the first meeting. Dues will be \$5.00. He is seeking a Vice President and Treasurer for the Club. The Club will be socializing and watching sports together on the big screen.

**SUNSHINE COMMITTEE**

Get well greetings were sent to Tiffany Najera, Kelli Keene, Gary Boland, Jeanie Everest, Skip Bennett, Patti Doran, and Mike Hathaway. Sympathy cards were sent to Si Chiarizia and Debbie Hampton.

**NEWSLETTER**

Greg Allen reminded us that placements of ads in the newsletter is for residents only.

**WEBSITE**

Steve Kenworthy encouraged residents to check out the HOA website.

**UNFINISHED BUSINESS**

There is a manila envelope for suggestions in the entryway of Club Rio. Three suggestions in the envelope were complaints about different issues in the community. What the Board would like is suggestions on how the Board can provide better service to the residents.

**NEW BUSINESS**

A certificate of appreciation was awarded to Bill Barry for his many years of work as a block captain.

There will be a hurricane seminar on June 20 at 10 a.m. Tiffany Najera will make a robo call that will explain how to get tickets for the seminar.

**OPEN FORUM**

Marge Hackbart 518 La Playa requested information about how guests open the gates after hours.

Peg Tanner 231 Los Damos asked for clarification about businesses being given gate codes and being directed to the South Gate which is supposed to be for residents only. Only SUN contractors are given codes.

The next Board of Directors meeting will be June 29, 2023. The next HOA meeting will be September 25, 2023.

The meeting was adjourned at 7:00 p.m.

Respectfully Submitted,

Shelley Chick-Gravel