

CLUB RIO HOA MEETING MINUTES March 1, 2022

The Club Rio Homeowner's Association meeting was called to order on March 1, 2022 at 6:00 pm. by 1st VP Tom White in Club Lago.

ROLL CALL: Present were 1st VP Tom White, 2nd VP Denny Jameson and Directors Kenny Klise, Bob LaCob, Dick Wood and Cathy Gildner. Also present were Treasurer Dennis Boyd and Secretary Kathryn Culver. Absent: President Ken Rausch.

Pledge of Allegiance and Moment of Silence followed.

Senior Manager of Hacienda Del Rio, Tiffany Najera was present and addressed the meeting. She stated that she had two good pieces of news to share. First, Club Lago pool is officially open for night swimming. With that pool being open for night swimming, the gym will be open 24/7. Residents will enter the Clubhouse at the pool entrance in order to access the rest rooms inside the gym area. Second, the lighting plans for Club Rio have been submitted to the State of Florida. Tiffany received notice today that those plans have been approved. SUN will now move forward with plans to complete the work necessary to obtain a night swimming permit for the Club Rio pool. The permit must be approved first before the night swimming will be allowed. There is not a definitive time frame. Tiffany Najera will send out a Robo call with updates.

Tom White noted that the meeting was being live-streamed on Facebook.

APPROVAL OF THE FEBRUARY 1, 2022 HOA MINUTES. The minutes have been posted on the bulletin board. Hearing no additions or corrections, the minutes as posted are approved.

TREASURER'S REPORT: Dennis Boyd gave the report. Despite having no parties, the HOA had revenue of \$1,746.00 for last month. The HOA collected \$795.00 in membership dues and \$ 500.00 from T. Najera, SUN for Fun Day. There was \$ 770.00 in expenses for the month. Dennis reported that the CDs paid \$763.00 in interest for last year. There is \$ 59,000.00 in the bank and \$46,000.00 in CDs. Approximately \$12,000.00 of this is being held for the Clubs. Dennis will post the Treasurer's report on the Club Lago bulletin board.

HOA COMMITTEE REPORTS:

1. HOMEOWNERS (STATUTORY) (HOC) COMMITTEE: Denny Jameson stated that this committee is referred to as the "Homeowners Committee" or the "Statutory Committee", depending on which version of the state law is being read. It is all one committee and is often referred to as "The HOC". The Committee is made up partly of residents and partly of BOD members. The committee can deal with SUN on four issues only: 1). rent 2). reduction of service 3). rules 4). regulations. All of these items fall under the prospectus and the rules and regulations section of the information section residents received when residents received their lease. Denny further noted that the committee consists of seven members; five who would speak at a meeting with SUN and two who serve as alternates. At this point in time, the HOC committee will consist of Denny Jameson (as Chairperson), Tom White, Dick Wood, Kathy Culver, Mike Heasley and Laura Grogan. There is one more person who is considering serving on the HOC.

Denny reported no issues for the HOC right now, but the committee expects to talk with SUN about rents this year.

2. NEW RESIDENTS COMMITTEE: No report

3. MEMBERSHIP: Bob LaCob reported there are 220 members at this moment.

4. SOCIAL COMMITTEE: Laura Grogan reported that the Mardi Gras party held this past weekend was a huge success and raised over \$ 400.00. The Mystery Auction will be March 4. The Clam Bake will be March 19. The Easter Dinner will be April 17. There is no cost for the Easter dinner, but residents must pick up a ticket in advance. Each person will be given an 8x8 inch aluminum pan and will be asked to bring a side dish to the dinner. There will be a seating at 2:00 and a seating at 5:00. The Chinatown party will be held on April 22. She advised residents to consult the HDR calendar for information about ticket sales and upcoming parties.

5. SUNSHINE COMMITTEE: Kathy Culver gave the committee report for Mary Heasley. Mary Heasley sent six “get well” and four sympathy cards in February.

6. NEWSLETTER: Greg Allen reminded everyone that when submitting an ad, please include complete contact information, so he will have it if he needs to reach out to you.

7. WEBSITE COMMITTEE: No report

8. ANY OTHER COMMITTEE: No reports

UNFINISHED BUSINESS:

1. Statement of Disputes and Authorization of Representation and Standing. Tom White stated that there are about five more signed forms needed to get to the necessary number.

Deborah Stone addressed the meeting and turned in five additional signed forms.

T. White noted that the BOD has determined that going door-to-door to request signatures on the forms is canvassing and not soliciting. It is permitted under the reading of Florida statutes.

2. Construction. Denny Jameson related that Volusia County has advised it will not complete the repairs for the sewer tie-in at the North entrance and expects SUN to do it. Denny said it is the County’s problem, but SUN will have to make the repairs. The repairs will take another five to six weeks because the new road will need to be torn up and the storm sewer installed.

Also, there are about eight new homes stored at the maintenance yard. SUN is attempting to get permission from the City of Edgewater to situate those homes on the empty lots before they are actually installed with footings, etc.

The sales office will be located on the southwest corner of the North Gate in a modular home.

The rest of the business office will not move and will remain at Club Rio. At this point the construction at Rio is still on schedule for completion by the end of June.

All of the homes that will be placed on existing lots (not at the front expansion) have been sold.

Two homes have been sold in the front expansion area.

Dick Wood stated that there will be palm trees installed at the front expansion area. There will be another stop sign installed at the intersection of Rio Grande and Casa Grande near the South entrance. This will make the intersection a 4-way stop.

3. 2022 Telephone Directory. Tom White stated there is nothing new to report about the directory. Tish Mickelson added that the directory is being edited and proofread by herself and Kay Dune.

4. Pool hours. Tom White noted that this was previously covered by T. Najera.

5. HOA Meeting on Facebook. Tom White noted that this was previously announced tonight. Resident Deborah Stone addressed the meeting and said she thought the members overwhelmingly wanted to have the meetings streamed live for people who are concerned about Covid, that have pre-existing conditions, are working, are snowbirds, or are immobile. She and her son Alec, and Nate Hathaway and another person have worked to make it happen. She has created a Facebook page as well. This will be available to view the meeting live or later on.

NEW BUSINESS:

1. Certificate of Appreciation. A Certificate was presented to former Director Cheryl Davis at an earlier time in recognition and thanks for her service on the BOD.

2. Tom White provided the following information, report and updates:

A. Home Inspections. The inspections have begun.

B. Boat yard inspections. The inspections have begun. For residents needing to power wash their units, they may contact resident Bill Bramlett for information about water to use for the cleaning. He is working with the office to secure water for that purpose.

Also, the code for the clickers to enter the boatyard has been changed as of March 1. The clickers must be updated at the office.

Denny Jameson noted that T. Najera has obtained funding to install and improve the lighting in the boatyard. There is no timetable for this project.

C. The next BOD meeting will be March 23, 2022. The next HOA meeting will be April 5.

BOD COMMENTS:

Dick Wood said he has heard from some residents about the home inspections. You will only be notified if there is an issue. If you didn't get a paper, the inspection was okay.

Cathy Gildner talked about smoking at the pools. T. Najera has told the BOD that there is nothing she can do unless a resident notifies her timely that it is taking place. Smoking is illegal at the pools.

Cathy Gildner also advised that the chair lift at Lago is working. The arm on the chair at Rio is being repaired but the manufacturer is having trouble getting parts. If the repair cannot be completed by the end of the month, T. Najera has advised that she will order a completely new chair for Rio.

A resident asked about the hot tubs. D. Jameson reported that both tubs are supposed to be totally repaired as of today. Discussion followed about the functioning and repairs of both hot tubs.

Denny talked about the home inspections and reports from residents that the inspectors were going all around the homes. He stated that the inspectors are not allowed to do this unless they get permission from a resident, or permission from a neighbor to come onto the neighbor's property to look at your property, or if the home has been listed for sale.

CLUBS:

1. GARDEN CLUB: No report

2. PICKLEBALL: No report

3. FISHING AND BOATING: No report

4. FMO: No report

5. HDR VETERANS ORGANIZATION: Bill Enlund reported that the Vets will be selling hot

dogs on the day of the community yard sales at the entrance to Club Rio. He reminds everyone that the meetings are on the third Tuesday of the month and that he collects old or tattered flags for proper disposal and replacement.

6. NEW YORK CLUB: Bud Lawlor reported that the Club will have a Clam Bake dinner served in Club Lago. They will also be taking orders for take-out. The Club will also host a roast beef dinner for Mother's Day. There will be a gambling cruise within the next four to six weeks. The women of the Club will sponsor a bake sale on the day of the community yard sales.

7. OHIO CLUB: Kathy Culver gave the Club report from Mary Heasley. The Club's Chili Cook-off will be held March 11 in Club Lago. Details are provided for club members. The Club will sponsor a river ship luncheon cruise on the St. John River on April 30. Call Mary Heasley if you are interested in joining the Ohio Club.

8. RED HATS: Mary Moffitt reported that the Club's mission is the Beacon Center House in Daytona for abused women and children. The House is asking for donations of personal hygiene items, household items such as sheets and towels for the women to set up their household once they leave, and items for children. The Red Hats take the donations to Beacon Center House about every two to three months. The club has a luncheon on March 14 at Hidden Lakes and they will leave at 11:00. Mary also stated that the Easter dinner is open to the community and everything is free, but they would like you to bring your favorite side dish to share. Friends and family can be invited for \$5.00 a person. Tickets will go on sale April 4 and there will be two assigned seating times.

9. HACIENDA DANCE CLUB: No report.

10. ANY OTHER CLUBS: No other reports.

OPEN FORUM:

Deborah Stone stated her thanks to the people who canvassed the area and went out to get signatures on the Statement of Disputes forms including Jane Greene, Steve Greene, Deb Fetter, Kathy Hathaway and herself. Applause.

George Bleiler asked about getting a streetlight on Costa Rica at the entrance to Club Lago.

Deb Fetter asked why there is not a second gym at Club Rio like the one at Club Lago.

Discussion followed.

Lloyd Jones wanted to remind people that golf carts and cars both have speed limits and that people should be careful where they park their carts in the parking spaces so as not to interfere with loading and unloading.

Jane Greene thought the meeting went well and thanked BOD members present.

Denise Muller commented that she would like to see a third treadmill for the gym. Discussion followed.

No further business.

1st Vice-President Tom White thanked everyone for attending. Meeting adjourned at 7:21 pm.

Respectfully submitted by,

/s/ Kathryn Culver

Kathryn Culver, Secretary