

**MONTHLY HOMEOWNER'S MEETING APRIL 1, 2025**  
**CLUB RIO HOMEOWNERS ASSOCIATION, INC.**

**CALL MEETING TO ORDER:** Meeting called to order at 6.00pm by President Denny Jameson.

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE:** Led by Denny Jameson.

**ROLL CALL:** Present were President Denny Jameson, 1<sup>st</sup> Vice President Tom White, 2<sup>nd</sup> Vice President Cathy Gildner, Directors Gregg Allen, Bob Karvonen, Ken Rausch, Dick Wood, and Treasurer Sara Bacon. Recording Secretary Linda Bennett was absent.

**MANAGEMENT'S REMARKS:** Denny reported that Tiffany was not present, as she is still on leave. Denny and Tom White had a phone conversation with her today. She will be back.

**TREASURER'S REPORT AND APPROVAL FOR MARCH 2025:** Sara Bacon reviewed the Treasurer's Report. A motion to approve the report was made by Marge Hackbart, seconded by Rose Hulse. No discussion. The motion passed.

**APPROVAL OF MARCH 4, 2025 HOA Minutes:** There were no additions or corrections. Ron Von Rapacki made a motion to approve the minutes, seconded by Tish Michelson. Minutes approved.

**RESIDENT'S COMMENTS OR QUESTIONS:** None

**COMMITTEE REPORTS:**

**Homeowners Committee (HOC):** Denny stated he was in charge of the HOC last year. The committee has not been formed as yet. It will be starting up again within the next month or two.

**New Residents:** Linda Peck introduced the new residents who were in attendance.

**Membership Committee:** Bob LaCob reported we have 152 paid members.

**FMO:** Ken Rausch reported that the bill regarding assistance for low-income people, who live in mobile homes like ours, is still moving through legislation. We now have 40 residents who are members. The FMO is our advocate for the state legislature. The dues are \$30 per year, which will be going up to \$40. Ken has the applications.

**Social Committee:** Laura Grogan thanked everyone who attended the St. Patrick's Day party. One hundred and fifty people bought tickets. She also thanked those who attended the Mystery Auction. Information on the Easter Dinner is in the calendar. There are two seatings, one at 2pm and one at 4pm. For Mother's Day, there will be a Pancake Breakfast. We have the Neon Nights coming up, which has been postponed to May 17th. Tickets will be sold May 5<sup>th</sup>.

**Sunshine Committee:** Mary Heasley reported that Get Well cards were sent to Deb Hawes, Dave Anderson, Sheila Crawford, Kristi Tanner and LaFaye Grosse. Sympathy cards were sent for Carol Hagen, sister of Peg Tanner, and Ella Mae Armstrong, Mother of Denise Cahill. Please let her know if you know of someone who's sick or has passed away.

**Newsletter:** Greg Allen reported that Carole Brasfield and he are still progressively working on the Newsletter.

**Website:** Denny reported the Financial Report on the website is the correct one.

**Hacienda Care Center:** Mike Michelson thanked everyone for their support. They currently have no specific needs. If you have equipment you're not using, please contact them for pickup. Denny explained what the Care Center was about.

**OLD BUSINESS:**

**Homeowner's Committee (HOC):** Denny reported again that there currently isn't an HOC. They've had a couple of people express an interest in being considered to be on the committee. If you have an interest in becoming a member, see a member of the Board. You'll be asked to attend a Board meeting to tell them why you'd like to be a member of that committee.

**New HOA Members? Did you bring a neighbor?** Denny asked if there were any new members in the audience. Marge Hackbart said she tried to contact some residents, but they weren't home. Denny explained that this meeting is open to everyone, it is not a closed meeting.

## **NEW BUSINESS:**

**Changing Banks:** Denny reported that we have changed banks for our checking account. We're using Launch. We still have a CD and a savings account at Truist.

**Expo Information:** Denny said we've had Fun Day in the past, which will now be combined with the Expo. The Expo will consist of vendors, who have to bring a game for you to play, and a prize for you, playing that game. Laura Grogan and the Social Committee will have hot dogs, chips and water for sale. April 19<sup>th</sup> is our Fun Day this year, starting at 10:00am at Club Rio.

**Piers:** Denny sent an email to Tiffany's boss about ten days ago asking for an update on the piers. He received an email back from the acting manager of the community, and that message said, "I have discussed the piers and the process we are following with my Senior management, so I can get a better frame of reference on how this process is going. We're at the end of the bidding process, and as soon as a final determination has been made, we will communicate the next steps to everyone. A project this large has multiple governmental entities dictating timelines, and we are working with an engineer to gather bids from multiple vendors to make sure we pick the best contractor for the job. We are hoping to have a determination made and contract signed in early April, and once we do, we will let everyone know, along with any other pertinent info as to timeline expectations as well." Denny stated that Tiffany had been led to believe that this project would have been completed yesterday. This has been over a year now. Gregg Allen put together a timeline, which is two pages long, from the time they were closed until now. The Board has authorized Denny to send an email to Sherri Woodworth, who is a senior vice president and has been with Sun for multiple years. The Board first met her when Sun purchased this place in January of 2019. Denny is going to include the timeline and notes from the Board's private meetings with Sun. Somewhere along the line, he is also going to send this to our attorney, to see if we have a leg to stand on, if this could be a Reduction of Service. In this month's issue of the Newsletter, it mentioned that Terragone Engineering is the contractor. The Board called Terragone Engineering, and they were the ones to advise us that it's still in the bidding process. Denny believes Tiffany was misled, which misled us. He doesn't know what's going on but said we are prepared to take legal action if legal action has to be taken, and that would have to be with the resident's approval. This is what we know now. One resident commented that Tiffany had a meeting with the engineers. Denny said she talked to the same engineer the Board called. He also said the contractor would pull the permits.

## **CLUBS: Promoting, not repeating Newsletter, please:**

**Garden Club:** No report.

**Fishing and Boating:** Brien Hackbart reported there were various tournaments coming up. The Florida Fish and Wildlife Commission will not be here. They will be rescheduled. The Fishing and Boating Annual Picnic will be held on April 26<sup>th</sup>.

**Veterans:** Dave Gallant thanked all of the residents for the support they've received. They won't be at Club Lago April 19<sup>th</sup> due to the Expo. They will be there in May, and that's the last one they will do. Contact Dave if you have any questions.

**New York Club:** Bud Lawlor stated the boat trip is on the 23rd. See him for tickets.

**Ohio Club:** Kathy Hathaway said they would have a Planning Meeting tomorrow night in the Club Rio kitchen. They will also have a dinner at Venetian Bay on April 18<sup>th</sup> at 5:30pm.

**Health 911:** Susan Martenson reported the next Friends and Families CPR/AED will be on April 12<sup>th</sup>. The Fire Department will be here on the 14<sup>th</sup> for a safety talk, plus you can sign up to get your smoke alarm checked and batteries replaced. This will be from 9-10:30am. On May 5<sup>th</sup>, they need 20 people to show up for an electronic device demonstration. Information will be in the May Newsletter.

**Red Hats:** No report.

**Dance Club:** No report.

**Shuffleboard:** Dick Wood said to come play Thursdays and Saturdays at 10:00am.

**Pennsylvania Club:** Diane Smith reported they will be meeting on Friday at noon at Fire on the Bayou. Bring \$1 scratch off.

**New Jersey Club:** Sara Bacon said if you've lived in New Jersey, you're eligible to join. The dues are \$5 pp. They're going to Elliot's on April 4<sup>th</sup>. There will be a potluck in May.

**Pickleball Club:** Diane Smith reported on Pickleball. See the Newsletter.

**Veteran's Auxiliary:** Linda Peck said they meet on the fourth Tuesday at 6:30pm in Club Lago. They are trying to get some scheduled dates to help clean the Oak Lawn cemetery on the 2<sup>nd</sup> and 4<sup>th</sup> Saturdays.

**Other Clubs:** No reports.

**BOARD OF DIRECTORS COMMENTS:** Gregg Allen said he will be doing a Generator and Hurricane Prep Class at 9:00am at Club Rio on May 17<sup>th</sup>. He'll have a signup sheet in a couple of days. Dick Wood commented on the Statements of Dispute. Please sign them and give them back to him. This allows us to represent you, the residents, if we get into a dispute with the owners. We have to have 50% plus 1 before we can proceed with any legal action. He has 450 Statements of Dispute. He also commented on the benefits of becoming a member of the FMO.

**COMMENTS OR QUESTIONS BY ANYONE PRESENT:** Diane Smith questioned if there was any resolution to roads sinking? Dick Wood felt there was a lack of leadership within Sun. Diane's keeping track of the pool being down also equipment in the gym. Diane completed a complaint form. Mary Heasley said her temporary fence, behind her house, is falling down. She filled out the complaint form. Marge Hackbart questioned who owned the roads. Denny said it was Sun. Denny told Mary that the people with the purse strings didn't always open them up. He talked to Tiffany today, and she said she works for you, the residents. There're some things she can and cannot do, but she's done them anyway. Denny apologized that there's not much we can do. Mary Heasley also said it's embarrassing that people aren't taking care of their houses, they're not being held accountable. Laura Grogan said the hand dryers do not dry your hands. Everyone is shaking their hands, and the floors get wet and slippery. Laura said there are two rolls of paper towels in the kitchen. Denny said he knows Sun is down two maintenance men. He's been told there's a hiring freeze.

**50/50:** Drawn and distributed.

**ADJOURN:** Meeting was adjourned at 6:54pm.

Respectfully submitted,

Linda Bennett, Recording Secretary