

MONTHLY HOMEOWNERS' MEETING APRIL 7, 2026
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, 2nd Vice President Gregg Allen, Directors Cathy Gildner, John Meyer, Tish Michelson and Recording Secretary Linda Bennett. 1st Vice President Tom White, Director Bob Karvonen and Treasurer Sara Bacon were absent.

APPROVAL OF MARCH 3, 2026 HOA MEETING MINUTES: Steve Kenworthy made a motion, seconded by Ron Von Rapacki, to accept the minutes. There was no discussion. The motion carried.

TREASURER'S REPORTS AND APPROVAL: In Sara's absence, Denny reviewed the Treasurer's reports. Brien Hackbart made a motion, seconded by Ron Von Rapacki, to approve the reports. There was no discussion. The motion carried.

RESIDENT'S COMMENTS OR QUESTIONS: Brien Hackbart asked for a synopsis of this morning's meeting with Management. Denny stated that Kristin (Piatt, Sr. Community Manager) sent an email stating that she would no longer be meeting with the Board or coming to the HOA meetings to address the HOA members. A member of the audience asked if that was our attorney on Facebook who lost a case and members of their board were being sued. Denny said yes, it was our attorney. He then explained the circumstances concerning the case. The discussion continued on the Ad Valorem tax, which Kristin said in her meeting this morning, they would not be charging. Denny advised the residents that Kristin was correct, they would not be charging a tax for 2026. However, that doesn't mean they won't charge for 2027, etc.

COMMITTEE REPORTS:

Homeowner's Committee (HOC): Denny stated that there is no action with the HOC at this time. The HOA Board is the HOC.

Welcome New Homeowners' Committee: Sue White introduced one new resident.

Membership Committee: Bob LaCob reported that we have 336 paid members. Denny presented a Certificate of Appreciation to Maurice Mathieu, for his canvassing the community to get Statement of Dispute signatures. He also obtained members for the HOA.

FMO: Ken Rausch asked how many in the audience attended the FMO meeting held here on March 26th. The majority of those present attended the meeting. He went on to discuss HB-703 and Senate Bill 1550. He asked that the members write our governor asking him to sign the bill. He also stated that the elimination of property taxes would not affect us, as we pay rent, and mobile home communities are classified as commercial property. He asked that you join the FMO, if you weren't already a member.

Social Committee: In Tammy Land's absence, John Meyer reported they had 95 people who attended the Easter Dinner. He thanked Cathy Gildner, Tish Michelson and the volunteers for hosting the event. Sun paid for the hams. May 7th is the next Social Committee Meeting. The time is 6:30pm at Club Lago. Everyone is welcome. Tickets for the Pizza Pool Party will be on sale April 13th. The party is being held on April 26th. The cost is \$8.00 pp. Tickets for the Kentucky Derby, being held May 2nd, will also be sold on April 20th. The price is \$15.00. Mother's Day breakfast tickets will be sold on April 27th. The price is \$5.00. Sun is providing the pancake mix and the sausages.

Sunshine Committee: Mary Heasley sent seven get well cards and one sympathy card. She asked that you contact her if you know of someone who is sick or has passed away.

Newsletter: Karen Druschke said she will be doing the newsletter and ads, moving forward. Contact her if you have any questions.

Website: Steve Kenworthy wondered why people are afraid to go to the website. They are asking questions on Facebook that are answered in the Newsletter, which is posted on the website.

Hacienda Care Center: Mike Michelson said he and Kenny Klise, Bruce Carrol, Sue White and Gary Lamb are in charge of the Care Center. You can contact one of them if there's an item you need.

OLD BUSINESS:

1. Proposed Spectrum Changes: Spectrum will stay the same as it is now.
2. Opinion of FMO Meeting: See above.
3. Status of Complaints with the State: See above.
4. Hacienda Car Show – Gregg Allen reported that he will host a car show in the Club Rio parking lot on April 18th from 10:00am until 1:00pm. See him for details. The Veterans will be selling sausage, pepper and onion sandwiches during the show.

NEW BUSINESS:

1. Online Article Regarding our Attorney: See above.
2. Statement of Dispute Canvass: See above.
3. Volunteer Committee Report: Denny thanked Jo Ann McConnell and her committee for contacting the 72 Sun communities in Florida to inquire about whether or not they were paying an Ad Valorem tax. He reviewed their findings.
4. Termination of Monthly Meetings with Kristin: See above.
5. Certificate of Appreciation: See above.

CLUBS: Promoting, not repeating Newsletter, please:

Garden Club: No report.

Fishing and Boating: Brien Hackbart reported on the activities of the club. They have their picnic on the 25th of April.

Veterans: Dave Gallant said the Vets will be cooking for the pier dedication on April 10th and also for the Hacienda Car Show on April 18th. He mentioned that March 29th was Valor Day, which commemorates a WW II battle in Italy. On the weekend of the 29th, the fairgrounds had equipment that was used in the battle. He said everyone should visit it. The Veterans meet on the third Tuesday of the month.

Veteran's Auxiliary: No report.

New York Club: Tish Michelson said the New York Club will have a meeting this Sunday at 5:30pm. Their dues are \$10.00.

Ohio Club: Mary Heasley reported the Ohio Club will have Paddle Bingo on April 18th at Club Rio at 6:00pm. Ohio Club members can bring guests.

Health 911: No report.

Red Hats: Cathy Gildner reported they had their meeting today.

Dance Club: Sharon Senuta stated they will have an open house on Sunday at 6:30pm. They will be serving refreshments. It will be a social event.

Shuffleboard: They meet on Thursdays and Saturdays at 10:00am.

Pennsylvania Club: Diane Smith invited anyone who lived in PA to join their club. They meet October through April. Their last meeting on the 17th.

New Jersey Club: No report.

Pickleball Club: Diane Smith said they play at 8:00am on Tuesdays, Thursdays and Saturdays.

Cardo: Monday nights at 6:30pm at Club Rio.

Music and Movement: Alexandria Sietz reported that they meet on Wednesdays at 4:00pm. They do Tai Chi, stretching, etc.

Book Club: No report.

Other Clubs: No reports.

BOARD OF DIRECTORS COMMENTS: John Meyer is still looking for a replacement to do the Newsletter distribution. He also stated we need to take better care of our equipment. If you use the grills, slicer, etc., please

clean them. Gregg asked that you be kind to your neighbors. If they don't get the newsletter, perhaps you could deliver it to them. Linda Bennett asked that everyone use the microphone when speaking at the meetings, as sometimes voices don't get picked up by the recorder. Denny asked everyone think about nominations for the election in January as he won't be running again. There will also be three other positions on the ballot to be voted on. In addition, the secretarial position will need to be filled. One resident asked why Kristin would no longer be coming to the meetings. Denny answered that Kristin sent the BOD an email about three weeks ago, saying she would no longer be attending the HOA meetings every quarter, and she would no longer be meeting with the Board once a month prior to the HOA meeting. Denny explained that, in a previous meeting, they were discussing the four-sided inspections and Kristin was emphatic as was Denny, about whether or not Management could come on your property without your permission. He feels that's why she no longer will attend the meetings.

COMMENTS OR QUESTIONS BY ANYONE PRESENT: Mary Heasley wanted to know if Kristin decided not to attend because of the lawsuit the HOA was filing. Denny advised the audience that the Board is continuing to send Kristin questions via email, and her response was that she answered the questions this morning. Dave Gallant stated that there are ADA specifications regarding the piers. Kristin said this morning that there weren't any. He further stated that the flags out front were an eyesore, making us look cheap. He also commented on the loose wall tiles in Club Rio.

50/50:

ADJOURN: Meeting adjourned at 7:30pm.

Respectfully submitted,

Linda Bennett, Recording Secretary