

CLUB RIO HOA MEETING MINUTES February 1, 2022

The Club Rio Homeowner's Association meeting was called to order on February 1, 2022 at 6:00 pm. by President Ken Rausch in Club Lago.

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

Pledge of Allegiance, Prayer, and Moment of Silence followed.

Senior Manager of Hacienda Del Rio, Tiffany Najera was present and addressed the meeting. She noted that there was a letter that was produced and mailed to residents prior to receipt of new information about the North and South entrance. The letter has some incorrect information in it. The switch to the North entrance has run into a delay due to drainage issues which will require that the street be broken up from the Casa Grande intersection to the new guard shack. This is projected to take 30 to 45 days and will involve working with the County. We will continue to use the South entrance and it will remain manned until the transition to the North entrance. They are still waiting on FP&L and Spectrum to run their lines. Everything else is done on the front expansion, except for a few minor details. The letter will provide further updates.

Club Rio renovations are progressing nicely and they are on track, in spite of labor and supply chain shortages. The HOA Board of Directors was shown inside today. There are still long lead times on windows, doors and the elevator. The elevator shaft has been completed. The electrical work has been completed. A portion of the Club has been closed in on the North side for an indoor/outdoor space. The ADA bathrooms have been completed, except for fixtures. The laundry room and the utility room have been stubbed out. The upstairs space has been dry-walled. The fence along US 1 is scheduled to be installed in summer, subject to the supply chain.

They have contracts in place to resurface the tennis and pickle ball courts. Work is scheduled to begin on February 21st. If this changes, Tiffany will send a Robo call to residents.

For Club Lago, it has been concluded that the air conditioning system will be split and this work will happen within the next 30 to 45 days.

Finally, what residents "don't want to hear about night swimming". First and foremost, our permit does not allow night swimming. This was explained to the HOA when Tiffany came on board at HDR. Unfortunately, our permit has come under question. The permit is in accordance with the Prospectus and swimming is permitted 30 minutes prior to sunset and 30 minutes prior to sunrise. The sunset times have been posted for the month February. These are the times the pools will be closed, per the permit. Both pool decks have been examined and tested for the number of foot lumens that are required. T. Najera has shared the information with the HOA and the Park is by no means close to being able to attempt to change our permit. SUN has committed to increasing the lighting at Club Rio as part of the Club Rio renovations. We are not 100% certain that the increase in the lighting at Club Rio will be sufficient enough to secure a night swimming permit. She said she does not suspect that this will happen this year. Per the permit and prospectus, the pool will be open 30 minutes prior to sunset and 30 minutes before sunrise. SUN will prioritize the needs of the community and at this time, she does not

foresee or project that the community will receive the night swimming permit or lighting in 2022. Tiffany noted that a lot of our issues could be avoided by keeping in mind the chain of command. She wants people to come to her first if they have questions or issues, unless someone is breaking the law. Tiffany asked residents to complete the forms and provide updated identification information to keep the community as a 55 plus community.

Ken Rausch noted that he put a list of BOD accomplishments in the Newsletter last month and said they would not have been possible without cooperation from Tiffany. He thanked her for all of her help. Ken Rausch introduced the new officers and directors of the Board of Directors who will serve for next year.

Ken Rausch then explained the relationship between SUN and the HOA and Florida statute 723.

APPROVAL OF THE JANUARY 4, 2022 HOA MINUTES. The minutes have been posted on the bulletin board. Hearing no additions or corrections, the minutes as posted will stand.

TREASURER'S REPORT: Dennis Boyd was not at the meeting and Ken Rausch gave the report. He reported for the period ending January 19, 2022 there was total expense of \$ 1,389.00 and income of \$ 840.00, leaving a net loss of \$ 549.00. The money in the HOA checkbook is \$11,154.00. The money held in CD's is \$ 45,821.00 for a total of HOA money of \$ 56,975.00. A copy of the report is posted on the bulletin board. All club presidents should check for the money held for the individual clubs. Ken reported that Rose Hulse has begun the audit and the results are expected next month.

HOA COMMITTEE REPORTS:

- 1. HOMEOWNERS (HOC) COMMITTEE:** Denny Jameson stated no report.
- 2. NEW RESIDENTS COMMITTEE:** Sharie Laraby requested flyers with information from the Clubs to include with the New Residents packet. She reported our community has 20 new residents.
- 3. MEMBERSHIP:** Bob LaCob reported there are 171 people registered for the HOA now.
- 4. SOCIAL COMMITTEE:** Laura Grogan reported on the events coming up. The Mardi Gras party will be on February 26. The Mystery Auction will be March 4. On March 12 there will be a community garage sale. The Social Committee, in conjunction with the New York Club, will have the second annual Clam Bake on March 19. Details will follow. A "Come to Chinatown" party will be held on April 2.
- 5. SUNSHINE COMMITTEE:** Mary Heasley sent five "get well" and one sympathy card in January.
- 6. NEWSLETTER:** Greg Allen reminded everyone that the deadline for submission of articles and ads for the Newsletter noon on the 12th of the month. Submissions sent to him sooner would be greatly appreciated.
- 7. WEBSITE COMMITTEE:** No report
- 8. ANY OTHER COMMITTEE:** No reports

UNFINISHED BUSINESS:

1. Statement of Disputes and Authorization of Representation and Standing. Ken Rausch reported that he received 51 signed forms in the last month. Unfortunately 45 of those were duplicates of signed forms already on file. We are 50 forms short. Ken talked about something that was brought up at the last meeting. He said that he received a call from resident Deb Stone about a year ago where she offered to go around the park to collect signatures.

He thanked her for the offer but said “no” for two reasons. There is no soliciting in the park such as where someone goes door-to door requesting a signature and because it might make an elderly resident feel scared or rattled by a knock at the door where someone is asking for a signature on a piece of paper. The HOA is working on ways to obtain the additional 50 signed forms needed.

The HOA has heard of two people going around the park, saying they are representing the HOA in getting signatures on the form. No one has been authorized to represent the HOA in this manner. The forms will continue to be at Club Lago. This is a continuing process.

Resident Steve Greene addressed the HOA and said he had 49 signed forms to present to the HOA.

There were 3 additional signed forms tonight. Ken Rausch related that as long as there are no duplicates, that would be enough. The HOA will still pursue getting more forms every month because forms would be needed to be replaced as residents move out.

2. Construction. Ken Rausch noted that Tiffany Najera provided updates earlier.

3. Voting on the 2022 budget. Ken Rausch noted that the notice of the vote on the budget was in the Newsletter and asked if there were any questions prior to the vote. Hearing none, the vote was taken. The majority voted in favor of the 2022 budget with only one vote in dissent noted.

4. 2022 Telephone Directory. Ken Rausch noted that the directory was supposed to go to the printer today and will be available shortly and probably delivered with the next newsletter.

5. Speeding in the Park. Ken Rausch noted that the HOA has received a lot of complaint forms about speeding. He noted that the only way to stop this is for residents to slow down and stop at the stop signs. It’s an ongoing problem and getting worse.

NEW BUSINESS:

1. Certificate of Appreciation. The Certificate will be presented when the resident is in attendance.

2. Ken Rausch provided the following information, report and updates:

A. Pool Hours. Tiffany Najera gave the info on this issue but Rausch told everyone that the BOD wants night swimming as much as residents do. The BOD is as concerned as everybody else and will continue to advocate for the residents in working with SUN. Tomorrow, he is sending a letter to the regional Vice President and the Vice President of SUN requesting a meeting to discuss the pool hours. The BOD plans to push the issue and will be fighting for the residents and will keep them updated. Discussion followed with several residents and BOD members offering comments.

B. Street Cleaning. This will begin February 10 and residents are reminded not to park on the streets.

C. Home Inspections. The inspections will begin February 14, instead of in April. The BOD asked SUN to make the inspections earlier to allow snowbirds time to make any corrections.

D. Age Verification Form. It is important that everyone fill out this form and turn it in.

E. Supplemental Heater for Rio. The heater has been installed and SUN is waiting for a new gas line to be installed. This should be done within two weeks.

F. Fishing Permits for the Piers. SUN has agreed to renew the fishing permits for the piers.

G. Benches at the Shuffleboard Courts. The benches are being removed due to them being severely deteriorated and posing a safety hazard. Replacement benches have been ordered and they are due to be delivered and installed as soon as possible.

H. Trimming of Palms Riverside. SUN will begin a maintenance program to trim the palms along the river on the common grounds in the coming weeks. The mangroves are set to be trimmed the second week of March.

I. Replacement of the pickle ball and the tennis courts. The work is scheduled to begin the last week of February.

BOD COMMENTS:

Cathy Gildner said that the BOD toured Club Rio and it is really coming along nicely.

Ken Rausch reported that the construction managers told the BOD that, subject to getting the doors and windows, their part of the construction at Club Rio should be completed by the end of May.

CLUBS:

1. GARDEN CLUB: Mary Heasley reported that the Garden Club will have its next meeting on February 9 at 1:00. The speaker will be discussing the importance of native Florida plants for our yards and landscaping. Annual dues of \$5.00 will be collected at the meeting. Members will enjoy a trip on February 16 to the Marine Discovery Center. Garden of the Month for February was awarded to Art and Lynne Springob.

2. PICKLEBALL: Gary Boland reported that there is a lot of fun at the courts on Tuesdays, Thursdays and Saturdays.

3. FISHING AND BOATING: Dave Gallant reported that this is the best time to join the club and dues remain at \$5.00. The Club will host a cook-out for members who are veterans. There is a smaller version of the bragging board at the boat ramp in the display case. There will be three dock tournaments, five pond tournaments, and two clinics for members. The first clinic will be at the North dock on February 12 for fishing. There will be a crab pot clinic on March 12. There will be no tournaments in July, August or December.

4. FMO: no report

5. HDR VETERANS ORGANIZATION: Bill Enlund reported that the club collects old or worn flags for proper disposal. He has some new flags to replace them, supplied by SUN. The Club has 140 members and there are monetary incentives for members to attend the meetings.

6. NEW YORK CLUB: Bud Lawlor reported that the Club and the Social Committee will host a roast beef dinner for Mother's Day. The men of the Club will cook for the ladies. The Club is looking into a casino boat ride. On March 19, the Club will have a clam bake. The next Club meeting will be on the third Sunday in February.

7. OHIO CLUB: Mary Heasley reported that the Club is having a scavenger hunt and pizza on February 12. The Club will collect dues for the first time. Upcoming events include a Chili Cook-Off competition on March 11 and a luncheon cruise on the St. John River on April 30.

8. RED HATS: Mary Moffitt reported that the Club is a very social club of women who like to have a fun time by going out to lunch. The Club is planning on an outing to New Smyrna Theater. Anyone over 50 can join the Club. Women under 50 can join the Lavenders. The next outing is at the Corkscrew Restaurant for lunch.

9. HACIENDA DANCE CLUB: Laura Grogan stated that Club dues should be paid now and are \$10.00 for a full year. There may be a full moon dance around the Rio pool in February, weather permitting. Dance lessons are offered every Sunday.

10. ANY OTHER CLUBS: Alexandria Sietz invited everyone to come to Laughter Yoga, Tai Chi Music and Movement class at Club Lago on Tuesdays at 4:00. It is a low impact class and a great deal of fun.

OPEN FORUM: Ken Rausch noted that at the last BOD meeting, the time limit for open forum was amended to three minutes time limit per person.

Steve Greene asked if there is any further information about streaming the meetings on Facebook in case people cannot make the meetings. Ken Rausch stated that he did not have any additional information.

However, if anyone wants to volunteer look into it, give him your name. Steve Greene gave written

material to Ken Rausch about this issue.

Dave Gallant said that the Fishing and Boating Club is still planning on having a fish dinner this year. Alexandria Sietz asked about adding two and three pound weights to the fitness center. Ken Rausch said that the best thing to do is to go to Park Manager Tiffany Najera.

Steve Greene said he knows there is no swimming at night but asked for clarification on whether or not there any access to the pools at night. Ken Rausch reported there is no access at night per SUN.

No further business.

President Ken Rausch thanked everyone for attending. Meeting adjourned at 7:21 pm

Respectfully submitted by,

/s/ Kathryn Culver
Kathryn Culver, Secretary