

MONTHLY HOMEOWNERS' MEETING JANUARY 6, 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, 1st Vice President Tom White, 2nd Vice President Cathy Gildner, Directors Gregg Allen, Bob Karvonen, Ken Rausch and Recording Secretary Linda Bennett. Treasurer Sara Bacon and Director Dick Wood were absent.

OPEN FORUM: Kristin Piatt, Sr. Community Mgr., participated in an Open Forum. Residents were instructed not to ask questions which only pertained to them. For personal questions, they were to request a meeting with Kristin. Kristin stated that the piers were on track. Items discussed were the reader at the front gate couldn't be read, shading of the entrance screen, Pickleball still has outside users, residents are not picking up after their pets, lack of golf carts use on sidewalks – could she do anything about it, audio speakers in clubhouse were terrible, possibility of having events in the evening, or on the weekend, to accommodate those residents who work, mangroves by Club Rio pool and the south pier, rescue efforts if someone falls off the piers, plans for washout, removal of dead leaves in north pond, workers leaving brush at south dock parking lot, pool cleaning schedule, houses not up to code, cleaning of clubhouses after parties, Open Forum schedule, mailbox replacement and robot calls to more than one phone. Kristin asked that residents leave their email addresses for her.

APPROVAL OF DECEMBER 2, 2025 HOA MEETING MINUTES: As there were no corrections to the minutes, Lynn Sirowich made a motion to approve the minutes, seconded by Ron von Rapacki. The motion passed.

TREASURER'S REPORTS AND APPROVAL: Denny reviewed the financial reports, in Sara's absence. Lynn Sirowich made a motion to approve the report, seconded by Mary Heasley. The motion carried.

RESIDENT'S COMMENTS OR QUESTIONS: None.

COMMITTEE REPORTS:

Homeowner's Committee (HOC): No report.

Welcome New Homeowners' Committee: No report.

Membership Committee: Bob LaCob stated we have 77 members for 2026.

FMO: Ken Rausch reported the class action suit filed by the state of Illinois was dismissed. He said that HB703 was filed in December. All residents should call their FMO representatives to support this bill, which covers many different issues. He notified the audience that he is resigning as FMO representative but will stay on until a new one is found.

Social Committee: Laura Grogan said the Hippie Fest will be on January 24th. Tickets will be on sale this coming Monday. The Social Committee meets the first Thursday of the month, at Club Lago, at 6:30pm.

Sunshine Committee: Mary Heasley sent six get well cards and five sympathy cards. She thanked Cathy Gildner for the greeting cards.

Newsletter: Gregg Allen said he is still doing the ads, and Karen Druske is doing the Newsletter.

Website: Steve Kenworthy reported that we need to put some type of protection on our website. Check the Newsletter for the login.

Hacienda Care Center: Denny said they need walkers with seats. Mary Heasley said if you have something the Care Center can use, don't throw it out. Call them.

OLD BUSINESS: None

NEW BUSINESS:

1. Election Acclimation: Gard Andrews announced that since there were only three candidates running for the three seats available, they were elected by acclimation. Denny said the three candidates were Cathy

- Gildner, John Meyer and Tish Michelson. Retiring are Ken Rausch and Dick Wood. Laura Grogan made a motion to accept the election by acclimation, seconded by Debi Caulfield. The motion carried.
2. Budget Approval: After some discussion, Ron von Rapacki made a motion to accept the proposed 2026 budget, seconded by Laura Grogan. The motion passed unanimously.
 3. Attorney Replacement: Denny reported that we are replacing our current attorney with Daniel W. Perry of Orlando. He explained that we can still negotiate the rent increase and the ad valorem tax.
 4. Legal Defense: Ad Valorem/Rent – Denny feels that Sun will be passing on the ad valorem tax, to the homeowners, if not in 2026, definitely in 2027. The Board will be negotiating what Sun has to give residents in return for implementing the pass-through of the tax permitted by law. He stated that we will be asking you, the homeowners, to contribute to this effort. We need your help and support.

CLUBS: Promoting, not repeating Newsletter, please:

Garden Club: No report.

Fishing and Boating: Brien Hackbart said their river tournament will be Saturday. The dock tournament will be the 31st. Their meeting is next Tuesday.

Veterans: Dave Gallant asked you to read the Newsletter. They will have their election of officers at their next meeting, January 20th. The Auxiliary will be electing their officers on the 27th.

Veteran's Auxiliary: See above.

New York Club: No report.

Ohio Club: Mary Heasley said the Paddle Bingo, scheduled for next Saturday, has been canceled. It will be rescheduled.

Health 911: No report.

Red Hats: Nancy Rickard said their next meeting has been moved to the 15th. They will be going to the Mexican restaurant, next to Publix.

Dance Club: No report.

Shuffleboard: No report.

Pennsylvania Club: Diane Smith reported that they will meet on the 16th for soup and salad.

New Jersey Club: Ken Rausch said they will not have a formal meeting. On the 17th, they will go to Pagano's in South Daytona. Meet at 12:30. Contact Deb Wasek if you have any questions.

Pickleball Club: According to Diane Smith, Pickleball has been changed to 9:00am. If the blower issue was someone from the Pickleball Club, she will address the issue.

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

Other Clubs: No reports.

BOARD OF DIRECTORS COMMENTS: Denny thanked Dick Wood and Ken Rausch for their years of service. Greg Allen asked that everyone spread the word about the ad valorem tax. Ken Rausch talked about his resignation and his years of service for him and Anne.

COMMENTS OR QUESTIONS BY ANYONE PRESENT: No comments.

50/50: Won by Lynn Surowich.

BOARD RECESS TO ELECT NEW OFFICERS: The meeting was adjourned so the board could move to the HOA room to elect officers.

RETURN TO MEETING TO INTRODUCE NEW OFFICERS: The 2026 Board of Directors are as follows: President, Denny Jameson, 1st Vice President, Tom White, 2nd Vice President, Gregg Allen, Directors, Cathy Gildner, Bob Karvonen, John Meyer and Tish Michelson. Sara Bacon is the Treasurer, and Linda Bennett is the Recording Secretary.

ADJOURN: Meeting adjourned.

Respectfully submitted, Linda Bennett, Recording Secretary