

MONTHLY MEETING JANUARY 7, 2025
CLUB RIO HOMEOWNERS ASSOCIATION, INC.

CALL MEETING TO ORDER: Meeting called to order at 6:05pm 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 Cheryl Davis, Bob LaCob, Dick Wood, and Recording Secretary, Linda Bennett. Absent were Treasurer Sara Bacon and Director Ken Rausch.

REMARKS BY TIFFANY: Tiffany reported the goal is to have both piers done by the end of the first quarter. A floating pier will be installed. There is hot water in the Club Rio bathrooms. The bathroom cabinets, under the sink, will be locked. She mentioned that we are experiencing a lot of sabotage in our club houses. The bathroom doors are being locked. If you see something, say something - report it to her. If you break something, let her know. On the 18th, they will be starting to replace streetlights. It was said that the Club Rio pool gate is always locked. That is true. The Florida Health Dept. does not allow us to keep those doors unlocked. We now need to create credentials to get in. Tiffany is going to set a combination on that lock and advise you to reach through the gate to pull the bar to keep you from believing the pool is closed. She has now relocated to the front office with Jennifer. Jose and Dana are in the Club Rio office.

APPROVAL OF DECEMBER 3, 2024 HOA Minutes: Gregg Allen moved to approve the minutes, seconded by Steve Kenworthy.

TREASURER'S REPORT AND APPROVAL FOR DECEMBER 2024: Denny discussed the current financial statement. We came out about \$800 more than we took in. A motion to approve was made by Gregg Allen, seconded by Steve Kenworthy. The motion carried. Denny said Sara Bacon will be our new treasurer.

VOTE TO APPROVE 2025 BUDGET: Denny explained the numbers for 2025. A resident questioned the BOD insurance, asking why it was less in 2025? The reason was the price went down. Miscellaneous money was spent on a computer for the treasurer. Plus \$499 was spent on filing the Beneficial Ownership Information (BOI), which we hopefully will get back. A motion to accept was made by Mike Michelson, seconded by Brien Hackbart. Motion carried.

RESIDENT'S COMMENTS OR QUESTIONS: Lloyd Jones was upset about people parking in the handicapped unloading area. He asked that you don't park there. The speed limit means max, not min. He said there are golf carts without lights, after dark. Golf carts should have the same requirements as cars, except for licensing. Denny replied that the Prospectus says golf carts have the right of way. Tish Michelson reminded everyone she is working on the Resident's Directory. Please contact her about changes.

Rose Hulse questioned if anything had been said about the gate at the front entrance not being locked. Denny will follow up with Tiffany.

A resident on El Domingo stated the lights at the Boat Yard are pointed towards his house. Could they angle the lights down? Tom replied that management said they would take care of it.

COMMITTEE REPORTS:

Homeowners Committee: Denny stated that after last month's meeting and the consensus of the HOA, the residents decided that we would not proceed with any further action with Sun regarding the rent increase.

New Residents: Sue White reported there were six new residents. Two were in attendance.

Membership Committee: Bob LaCob reported we now have 302 members. Denny said we need more members.

FMO: In Ken's absence, Denny encouraged the residents to consider joining the FMO. The application is on the website.

Social Committee: Laura Grogan thanked everyone who supported them in 2024 for all the great parties. Going forward, we have a new party, Over and Under the Sea, on January 25th. Come dressed as a pirate or

mermaid. The details are in the Newsletter. In February, we have the Hacienda 500. All details will be in February's Newsletter and on the website. Denny stated that you do not have to dress as a pirate or mermaid to attend.

Sunshine Committee: Mary Heasley reported we had a lot of people who had a lot of health issues and asked that you keep them in your thoughts and prayers. If you know of someone who is ill or passed away, please give her a call. Get wells were sent to Jim Costello, Mary McCarthy, Nancy Rickard, Diane Rose, Barb Kim, Lynn Sirowich and Joann McConnell. Sympathy cards were sent to Hector Heath and Jackie Mayberry.

Newsletter: Gregg Allen wanted everyone to know he's still looking for someone to take over the duties of the Newsletter. Contact him if you have any questions. Since he's now on the Board, he would rather not have to do both. John Meyer said to contact him if you weren't getting a Newsletter.

Website: Steve Kenworthy can see how many people go to our website daily. All the information you want is there. We average five people a day. Yet they find time to go on FB to ask the questions that are answered on our website. He gave the address, which is also listed in the Newsletter. He can't update the club information, unless he's given the updates. There's also a photograph section. If you send him six pictures of your event, he'll post them. Bob LaCob said the new HOA applications are on the website.

Hacienda Care Center: Mike Michelson said they appreciate all the contributions. If you have equipment you're not using, please return it to them. They're in need of walkers. Call Bruce Carrol or Kenny Klise if you have one. If you're in need of equipment, please contact them. Denny stated there's a house in the community that might have some equipment they can use.

UNFINISHED BUSINESS:

1. Statement of Dispute – Dick Wood said they received 457. Denny stated this needs to go on. Dick has the information of who has not signed this statement of dispute. If you'd like to help, contact Dick to see if there's someone on your block who has not signed. This is a way you can help. Let's try to get this number up to 750, if we can.
2. 2025 Resident Directory – All clubs, please get your new presidents, phone numbers and contact information to Tish.

NEW BUSINESS:

1. Record Keeping: Proposed Committees – Denny asked how many have observed the gates being opened, the spas being down, the streetlights out, someone speeding. See something, do something. Our attorney told us we only had one thing we could legally have taken Sun to court on. To do that, we had to document how many days the hot tubs were down, then how much that affected out monthly rent. Denny would like two or three people to keep a record of how long the spas are down, how long the pool is not heated properly, and how long the gates are open. Then we can have something we can go to Sun with. Pick out a Board member to report to. A member of the audience said, when he moved here, there was a scrubber that would go into the pool and hot tub, they have it on video, and he reported it. Nothing got done. Denny suggested you fill out a form. Please record what you see. Give a copy of the form to a board member. Rose Hulse wondered if there was a place we could record what we see. Diane Smith will record when the hot tubs and pools are down. She asked why they can't send a robot call saying the pools are closed. She will keep track of when the pools are closed. If you see the pools are down, please let her know. Mary Heasley said when she worked, they were in charge of whatever they were working on. She said we have Maintenance here, why should we be doing their work? They should have a check sheet. They should document. Denny said they don't share that with us. They're not going to give us that information. Another member of the audience said we lost several amenities, including the piers for a year and a half. (The piers have been down for less than a year). Denny said the docks are an act of God. They (Sun) started the process immediately, doing their due diligence to get it done. The gates are not an act of God. The pools are not an act of God. Unfortunately, the attorney

said we don't have a case where the docks are concerned. As a board, we would appreciate some help from you. You can put comments on the website, but we need someone to accumulate this information. A member of the audience said someone complained about the nature trail, and they took it away from us. Denny said the nature trail is still usable by residents. The land around all the water within Hacienda is available for residents to walk. The homes adjacent to the water lease approximately 20 feet behind their home. The remainder is open land for walking, i.e., the old nature trail between the south dock and the grassy area near the horseshoe pits are available to walk. You'll have to verify with Sun where the access is to the small pond, closest to the river. Access to the other ponds is obvious.

2. Secretary to Read Certification – Linda read the notarized Secretary's Certificate of Delivery of Annual Meeting Notice for input into the minutes.

CLUBS: Promoting, not repeating Newsletter, please:

Garden Club: No report.

Fishing and Boating: Brien Hackbart, newly elected president of the F&B Club, gave an update of their activities. He's going to open up a tournament to anybody who wants to fish with them. Fishing and boating is their first priority. The next event will be their shrimp dinner. You must be a member to attend. Meetings are being held on the second Tuesday of the month.

Veterans: Dave Gallant apologized for the issue with the Club Lago parking lot last month. He said they did not shut down the entire parking lot. Thanks to Laura Grogan for the hot chocolate. See the Newsletter for their activities. They meet on the third Tuesday of the month, and the Auxiliary meets the fourth Tuesday.

New York Club: Tish Michelson reminded everyone that their meeting is this Sunday at Club Lago at 7:00pm.

Ohio Club: Mary Heasley said the upcoming Ohio Club event, Paddle Bingo, is being canceled and rescheduled for February 21st. There's a Planning meeting tomorrow night at 6:30. Read your calendar. It's all in there.

Health 911: Per Susie Martenson, there will be a January 9th class on Eating for Health. Every Friday at 10am is Chair yoga. February 6th is the next Friends and Family CPR/AED and Stop the Bleed. Valerie McNeil will be talking about space travel and the suits on February 11th. On the 15th we're going to join the Veterans at their special event. Everything is in the Newsletter.

Red Hats: No report. See the Newsletter.

Dance Club: No report.

Shuffleboard: Dick Wood said they play on Tuesdays, Thursdays and Saturdays at 10:00am.

Pennsylvania Club: Diane Smith reported they have their cowboy potluck dinner on the 17th at 5:00pm at Club Lago.

New Jersey Club: No report.

Other Clubs:

Pickleball Club: Diane Smith said the new name is the Hacienda Picklers. The information T th sa from 8-11.

BOARD OF DIRECTORS COMMENTS:

Dick Wood thanked Cheryl and Bob for their time on the board. Cheryl thanked the board. She didn't know how many of you know what goes on behind the scenes with the board. The only reason we have a library is because of the Board. They pushed to get it. She also wanted to thank the club presidents. She said if you have a golf cart, stop at the stop signs. She thanked everyone. She'll be moving out within the next six months. Cathy also thanked Cheryl and Bob. Bob said the storage yard fence is down. The wooden fence is up but the chain link is down. He approached Tiffany at their meeting earlier today. It's because FPL has a fuse box down. Sun is waiting for FPL to move some of their poles. They're also finishing the top of the fence with barbed wire. Denny also thanked Cheryl and Bob.

COMMENTS OR QUESTIONS BY ANYONE PRESENT:

Gregg Allen told the audience he will be presenting a Homeowner's Safety Class on February 8th at 9:30am at Club Rio. He'll be putting the information on Facebook. He'll have a sign up sheet within the next couple of days. It's an informational class only.

50/50: Won be Denny Jameson.

ELECTIONS OF BOARD MEMBERS BY ACCLIMATION: As chairperson of the Election Board, Cheryl Davis announced the names of those running for the board, which included Denny Jameson, Tom White, Gregg Allen and Bob Karvonen. As they were the only four running for the four empty seats, Cheryl asked for a motion to elect by acclimation. John Meyer made the motion, seconded by Steve Kenworthy. There was no further discussion. The motion passed.

BOD RECESS TO ELECT NEW OFFICERS: Cathy announced the board would recess to elect the officers.

INTRODUCE NEW HOA OFFICERS: After the recess, Denny announced the new officers. He will remain as President, Tom White, 1st Vice President, Cathy Gildner, 2nd Vice President, Linda Bennett, Secretary and Sara Bacon, Treasurer.

ADJOURN: Meeting was adjourned at 7:32pm.

Respectfully submitted,

Linda Bennett, Recording Secretary