

**MONTHLY HOMEOWNERS' MEETING JUNE 2, 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, 2<sup>nd</sup> Vice President Gregg Allen, Directors Bob Karvonen, Tish Michelson and Recording Secretary Linda Bennett. Directors John Meyer, Cathy Gildner Thomas and Treasurer Sara Bacon were absent.

**APPROVAL OF MAY 5, 2026 HOA MEETING MINUTES:** Marge Hackbart made a motion to approve the minutes, seconded by Tish Michelson. There was no discussion. The motion carried.

**TREASURER'S REPORTS AND APPROVAL:** Denny reviewed the financial statements. There was no discussion. Judy Rose made a motion to approve the statements, seconded by Rose Hulse. The motion carried.

**RESIDENT'S COMMENTS OR QUESTIONS:** Mary Heasley asked that residents do not drop off their old stuff at the library. If the books, etc. are older than ten years, the library does not want them.

**COMMITTEE REPORTS:**

**Homeowner's Committee (HOC):** No report.

**Welcome New Homeowners' Committee:** No report.

**Membership Committee:** Denny reported that, per Bob LaCob, we have 349 paid members.

**FMO:** No report.

**Social Committee:** Tammy Land and John Meyer were absent, so there was no report.

**Sunshine Committee:** Mary Heasley sent 10 get-well cards and three sympathy cards. She asked that you keep everyone in your prayers.

**Newsletter:** Karen Druschke reported that everything is going well. She will be on vacation during which time Gregg Allen will do the Newsletter.

**Website:** No report.

**Hacienda Care Center:** Mike Mickelson stated that everything is going well, and they have lots of equipment.

**OLD BUSINESS:**

1. Survey Website: This website should be up and running before the next Newsletter is printed. This website is for the residents to record their grievances against Sun and will be monitored by our attorney.
2. Prospectus Collection: Denny was able to get five of the eight original prospectuses for our attorney. The newest prospectus is three years old. There have been two updates since then.

**NEW BUSINESS:**

1. State of Florida Budget Bill: According to the FMO, there's a new budget that's been passed by the Senate and the House and has gone to the governor. In that bill, they talk about the ad valorem tax, and, at the present time, commercial properties are increased 10% per year on ad valorem tax value. The bill provides that that be reduced to 3%. The kicker is that it also says in there that it can be reduced by 3% if that commercial account passes it along to any renters. Sun is a commercial account, and we are renters. We're waiting for the attorney's opinion on this, but our prospectus and the state law say they can't pass it along to us. Other communities already have that in effect, where they are paying an ad valorem tax in their rent, and they'll continue to pay the increase, but not as much as it has been. There's a cap. The provision is in the budget. If FS-723 holds true, that's still going to be part of what we're fighting for.
2. Mail Left in your Mailbox: In John Meyer's absence, Denny reported that our mailman said that any mail in your mailbox older than three days would be returned to the post office, without notice to you. Now that's the rumor. John talked to the Postmistress who said yes, there is postal code that they can do that, but basically, they're not going to. If your post office box is full, the post office will attempt to contact you. If they can't reach you, then they'll take it back to the post office. If you're going to be

gone for a week, it would be a good idea to have someone get your mail or have it stopped. Some residents have their mail forwarded to their summer address.

3. Bylaws Committee: Denny stated that Tom White suggested a review of the Bylaws. He's looking for a committee to review them. Please contact him, or a member of the Board, if you're interested.

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

**Garden Club:** No report.

**Fishing and Boating:** Brien Hackbart said they will not meet in June or July. They have their Shindig in August. It will be an Italian dinner, catered by the Olive Garden. It's open to the community.

**Veterans:** No report.

**Veteran's Auxiliary:** No report.

**New York Club:** No report.

**Ohio Club:** Per Mary Heasley, the pool party scheduled for next Saturday has been postponed due to inclement weather conditions being forecast, and Kathy Hathaway's illness.

**Health 911:** No report.

**Red Hats:** Their last meeting is next Tuesday. They will be going to Lost Lagoon after the meeting.

**Dance Club:** No report.

**Shuffleboard:** No report.

**Pennsylvania Club:** Gregg Allen said he was thinking about organizing a get together during the summer.

**New Jersey Club:** No report.

**Pickleball Club:** Steve Kenworthy invited everyone to play. They meet Tuesdays, Thursdays and Saturdays. If you don't know how to play, they will teach you.

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

**Music and Movement:** Alexandria Sietz stated they meet on Thursdays at Club Rio at 4:00pm. They will be meeting during the summer. She did a little demonstration to show the audience how to increase their oxygen by 30%.

**Book Club:** No report.

**Other Clubs:** No reports.

**BOARD OF DIRECTORS COMMENTS:** Tom White said to stay safe over the summer.

**COMMENTS OR QUESTIONS BY ANYONE PRESENT:** Judy Rose asked that you turn off your phones when you're in a meeting.

**50/50:** None.

**ADJOURN:** Meeting adjourned at 6:28pm.

Respectfully submitted,

Linda Bennett, Recording Secretary