

MONTHLY HOMEOWNERS' MEETING MARCH 3, 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, Bob Karvonen, John Meyer, Tish Michelson and Recording Secretary Linda Bennett. 1st Vice President Tom White and Treasurer Sara Bacon were absent.

APPROVAL OF FEBRUARY 3, 2026 HOA MEETING MINUTES: Brien Hackbart made a motion to approve the minutes, seconded by Elsie Hayrabedian. There was no discussion. The motion carried.

TREASURER'S REPORTS AND APPROVAL: In Sara's absence, Denny reviewed the Treasurer's reports, explaining the spending of the \$28,000 for hiring a new attorney. After some discussion, Marge Hackbart made a motion to approve the report, seconded by another resident. The motion carried.

RESIDENT'S COMMENTS OR QUESTIONS: Gregg Allen announced that he was going to organize a car show on April 18th. Information will be available on Facebook. Contact him for more information. Maurice Matheiu offered his assistance to recruit new HOA members and donations to help the HOA in their lawsuit against Sun. One resident questioned why the \$28,000 was not budgeted. Denny explained that the budget was set before the pass-through became an issue. He reiterated that the State law says Sun can't pass the tax onto the residents, however, there's no one to enforce that law. That's why we have to go to court. Denny mentioned that we will be contacting other Sun communities in Florida to see if they are paying an Ad Valorem tax. He further stated that Sun is now having new residents sign a document that they will pay the Ad Valorem tax. Dave Gallant asked about the four-point inspection. He didn't think management was allowed to go into your back yard, without your permission, unless there was an emergency. 723.025 allows management to come on to your property if there's an emergency. Sun has decided that they are going to do a four-point inspection. Denny said that our attorney will be present at the upcoming FMO District meeting. He also said there could be as many as 300 attendees. If you have any questions for our attorney, Denny is asking you to write them down and turn them in to him or a Board member, before the meeting.

COMMITTEE REPORTS:

Homeowner's Committee (HOC): Denny stated that the HOA Board is the HOC.

Welcome New Homeowners' Committee: Sue White introduced the four new residents.

Membership Committee: Bob LaCob said we have 210 members.

FMO: Ken Rausch reported that Hacienda will host a District 14 FMO meeting at 1:00pm, on Thursday, March 26th. Coffee, tea, iced tea and cookies will be available at 12:30pm. Please arrive in time to sign up at the door before refreshments are served. A \$5.00 raffle will be held, so bring money if you want to participate. Nancy Black Stewart has been invited to be the guest speaker. If she is able to attend, she will bring us up to date on what's happening in the Florida legislature. There is no charge to attend this meeting.

Social Committee: Laura Grogan thanked everyone who attended the Hacienda 500. She encouraged everyone to attend next year, if they didn't attend this year. She also mentioned that the Social Committee, in conjunction with the New York Club, will be hosting the St. Patrick's Day party. At this time, Denny presented the President's Award to Laura.

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

Newsletter: Gregg Allen said he is turning the ads over to Karen Druscke. He will be reaching out to those who submit ads.

Website: Denny said there will be a place on the website called Pigeonhole, where residents can file complaints, questions, etc. which will be submitted to our attorney.

Hacienda Care Center: Mike Michelson welcomed the new residents and explained to them what the Care Center was about.

OLD BUSINESS:

1. DBPR (Department of Business and Professional Regulation): This is the state entity that is in charge of trying to do anything with State law and Sun or the residents.
2. Proposed Spectrum Changes: Denny shared that next month Kristin Piatt, Sr. Community Manager, will be at the HOA meeting. For the past two or three months, Spectrum has been going to Sun and other communities wanting to revise the TV/Cable. They're saying they're going to give you free internet. But what we're going to have to give up seems to be local stations. If we give them up, then we'll have to buy them on our own. If we give them up, we have no warning system for hurricanes, tornadoes, bad weather, etc. unless you have a weather radio. He then listed a few of the channels we'll lose. He suggested the residents stop by the office to get a copy of the list of current channels we have now. The prospectus says we get super basic cable. They're wanting to change that to streaming. Sun is going to push for this. Denny wants everyone to be aware and come to next month's meeting with questions for Kristin. Spectrum is offering TV Stream 90.
3. FMO District Meeting – March 26th: See above.

NEW BUSINESS:

1. Speed Bumps: According to management, speed bumps will not be installed. However, they will be installing the stop signs at Rio Grande and Casa Grande.
2. President's Award: See above.

CLUBS: Promoting, not repeating Newsletter, please:

Garden Club: No report.

Fishing and Boating: Brien Hackbart welcomed the new residents and announced that tickets for their shrimp dinner will be available March 9th. The dinner is on March 21st. They have tournaments coming up. Their meetings are on the second Tuesday of the month. The Coast Guard Auxiliary will be here on Friday, the 13th at 10:00am to inspect your vessels in the boat yard. The inspection is free. Contact the club to sign up.

Veterans: Dave Gallant said they had a table set up at the last hot dog sale for the Vietnam Veterans Wall. They collected \$380. This is an endeavor the Vets will be supporting. During the upcoming Community Yard Sale, the Vets will be driving around the neighborhood for three hours. Dave mentioned that our Vets had the honor of burying a Pfc who was MIA for 75 years. He was interred in the National Cemetery in Mims with full honors.

Veteran's Auxiliary: Donna Andrews thanked everyone for their support of the Veterans and the Auxiliary

New York Club: Tish Michelson said they were meeting this coming Sunday at 5:30 at Club Lago. They will have soups, salads, desserts, and appetizers. Their dues are \$10.00, and they have approximately 40 people. In May, they're doing a Daytona River cruise. They meet on the second Sunday of the month.

Ohio Club: Kathy Hathaway reported they had lunch at Goodrich's on February 11th. March 21st will be their golf cart scavenger hunt at 3:00pm, with a potluck following. On April 18th, they will have Paddle Bingo. Future events include going to the Tiki Dock and having a Pool Party. There were five new members. Check us out on Facebook.

Health 911: No report.

Red Hats: Nancy Rickard reported that the club was going to Chase's next Tuesday, after a brief meeting at Club Lago at 12:30pm.

Dance Club: Sharon Senuta reported they meet on the second and fourth Sundays at 6:30pm.

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

Pennsylvania Club: Diane Smith said they had a good time at the Luau. They're going to have a potluck in March.

New Jersey Club: No report.

Pickleball Club: Diane Smith said they play at 8:00am.

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

Music and Movement: Alexandria reported that they will tentatively meet on Wednesday's at 3:00pm.

Book Club: No report.

Other Clubs: No reports.

BOARD OF DIRECTORS COMMENTS: John Meyer is looking for a replacement to do the Newsletter distribution. Please contact him. Bob Karvonen thanked everyone for being here. Gregg Allen also thanked everyone for coming. He said it's the best way to find out what's going on in the community. Please encourage your neighbors to come. Cathy Gildner mentioned the upcoming St. Patrick's Day party. Tish Michelson asked Denny if he knew what an ELS community was. Her friends live in one and they thought it was a Sun community. Denny said the ELS was a company like Sun. He suggested Tish call their friends community office. Denny asked for recognition for Sara Bacon, our Treasurer, for the great job she's doing.

COMMENTS OR QUESTIONS BY ANYONE PRESENT: Peg Tanner, our Cat Lady, is looking for a cat, which she wants to have spayed. She spoke about the Spay, Neuter and Release program, and said that's what she does for our community. If you have a cat problem, please call the office and they will contact her. Ken Rausch said even though the DBPR administers the FS-723, and named as the guardian, they were not given any rights. They don't have any authority. There's a bill going around to give that to the Department of Florida Civil Rights and give them some muscle to support what the FS-723 says. He said that's a real benefit for homeowners like us. The FMO needs your support. He's asking everyone to attend the FMO meeting on the 26th.

50/50:

ADJOURN: Meeting adjourned at 7:15pm.

Respectfully submitted,

Linda Bennett, Recording Secretary