MONTHLY HOMEOWNERS' MEETING NOVEMBER 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, in addition to President Denny Jameson, were 1st Vice President Tom White, 2nd Vice President Gregg Allen, Directors John Meyer, Tish Michelson, Cathy Gildner Thomas and Recording Secretary Linda Bennett. Director Bob Karvonen and Treasurer Sara Bacon were absent.
GUEST SPEAKER: Maria Kosztolany, "Medicare Maria," spoke on the upcoming Medicare changes.
APPROVAL OF OCTOBER 6, 2026 HOA MEETING MINUTES: Ron von Rapacki 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. He mentioned that his statement in the previous Newsletter was in error. The lawsuit was filed on September 30th, not October 30th. We overpaid the filing fee, due to the incorrect filing fee. Sun had 20 days to respond and has not answered our lawsuit. Deb Stone said she pulled the files and asked if this was a written contract, to which Denny answered yes. She questioned whether we were getting an itemized statement for the attorney's hourly costs. Denny said no. Deb thinks the HOA should know what the attorney is spending his time on. She made a motion that the HOA request a monthly itemized statement of the attorney's hours and what he does and that it should be made available to the HOA members. The motion was seconded by Mary Heasley. There was no further discussion, and the motion carried. Denny said we will submit an email requesting that our attorney provide us with an itemized statement of his time. Denny further stated that in the State of Florida, this lawsuit cannot exceed 18 months for a settlement of some sort or the court's determination. Dick Wood motioned to accept the financial statements, seconded by John Falvey. No further discussion. The motion passed.
RESIDENT'S COMMENTS OR QUESTIONS: Carole Brasfield asked if things would change, in the HOA, when Denny left. Denny said he was running for another term, to try to follow up on the lawsuit. Dave Gallant questioned the status of the pool heaters. Denny stated that John Meyer has a list of items he's following up on with Sun. John Falvey said it was a pool heater procedure. Joyce Sampson said that vendors need to slow down. Denny said that, in his opinion, the residents should make a report about a specific truck with the numbers on the truck to UPS, FedEx, etc. He felt that that would slow them down, until that driver was replaced. He further suggested that you get a Communication Form from the office, fill it out, and get a copy for John Meyer. We've got to do it in writing. Then we'll have a paper trail.
COMMITTEE REPORTS:
Homeowner's Committee (HOC): Per Gregg Allen, the committee met with Sun and their attorney. Sun is raising the rent because they can. It was a very short meeting. According to Gregg, our next step is to try to find some communities similar to ours, owned by Sun, to compare lot rents.
Welcome New Homeowners' Committee: Linda Peck introduced Suzie Bourdeau, who is Sue White's replacement. They are trying to reorganize everything. Linda introduced one new resident. She said they received three new applications.
Membership Committee: Bob LaCob reported we have 368 members. Tom White stated we need 20% (74 members) of the homeowner's present at our annual meeting in January or we won't have a quorum.
FMO: Ken Rausch, FMO representative for Hacienda, reported on the FMO and explained their purpose. He encouraged the audience to join, if they haven't already. He said 72 Hacienda residents are members.
Social Committee: John Meyer said we have two parties left. Tickets are still available, until Friday, for the Friendsgiving Party, being held on November 14th. The Thanksgiving Party will be on the day after Thanksgiving. Ham will be served instead of turkey. The Christmas Party is December 19th, then John will be hosting the New Year's Eve Party. The Social Committee meets this Thursday at 6:30pm at Club Lago. Everyone is invited to attend.

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Sunshine Committee: Mary Heasley reported she sent nine get well cards and two sympathy cards. She asked that you keep everyone in your thoughts and prayers.
Newsletter: Karen Druschky said she had nothing new to report.
Website: No report.
Hacienda Care Center: Mike Mickelson reported they still have lots of non-prescription medical equipment. Contact him or Sue White, Kenny Klise or Bruce Carroll if there's something you need.
Library: Linda Peck, co-chair of the library, said they only take books from 2016 and forward. She said they had a problem with someone opening bags that were meant to be donated.

OLD BUSINESS:

1. Legal Complaint: Revised Filing 2026 1367 CIDL - $409 Savings: See above. Denny has copies of the contract, if anyone wants a copy.
2. Secretary for HOA: Secretary for HOA Board: Denny said we need a secretary, perhaps two, one for the HOA meetings and one for the BOD meetings. One person has volunteered, however, she works during the day, so would only be able to attend the HOA meetings.
3. Nominating Committee: Nominations Close December 1, 2026, HOA Meeting: Contact Holly Malone if you're interested in running for a position on the Board, or contact a Board member.
4. Community Complaints - John Meyer: John Meyer is communicating with Sun. If you get a response to your complaint, please let him know.
5. Tom White stated he is not running for re-election. Bob Karvonen is also not running for re-election.

NEW BUSINESS:

1. HOA 2027 Dues: The BOD voted to raise the dues to $10.00 next year. The first increase since the HOA was formed in 1989.
2. November BOD Meeting – Tuesday, November 24, 2026, 9:00am: The next BOD meeting will be Tuesday, November 24th, to enable those who want to travel for Thanksgiving to do so.

CLUBS: Promoting, not repeating Newsletter, please:
Garden Club: Vickie Pfeiffer reported on the activities of the Garden Club. Their next meeting is November 11th. They will be having a sale during the Craft Show on November 21st. She said Lindley's donates a lot of plants, so support them if you can. If you have plants, pots, tools or anything garden related to donate, you can contact Rose Woodward, Debbie Vegas or Vickie. They will arrange for pick up.
Fishing and Boating. Brien Hackbart said they meet on the second Tuesday of every month, and their next meeting is next Tuesday. They currently have a Gifts of Love food drive going on, with baskets at both club houses. The fish dinner has been moved to February 13th, 2027. Their elections are coming up. Brien is not seeking re-election. They have two tournaments coming up which will be the last for the year.
Veterans: Dave Gallant stated you should read the Newsletter. If their information is not in the Newsletter, it's on the flip board. On November 17th, Noble Livingston from Settler-Wilder will be hosting a seminar. Sun has set this up, however, please contact him if you're interested in attending, as they need a head count. Dave thanked everyone, on behalf of the family, who attended Joe Cottone's memorial. Denny reminded everyone of the Veteran's Day Observance being held on November 11th, at 11:00am at Club Rio.
Veteran's Auxiliary: No report.
New York Club: Tish Michelson said they will meet on November 8th at 5:30pm at Club Lago. All New Yorkers are welcome to attend.
Ohio Club: In Kathy Hathaway's absence, Denny reported the Halloween Party was great. It was put on by the Ohio Club, Social Committee and the New York Club.
Health 911: No report.

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Red Hats: Nancy Rickard said the Red Hats information is in the Newsletter. In addition, they will be having a soup party and an auction, which supports their two charities, the Cudas Unhooked from New Smyrna Beach High School, and they donate backpacks for back to school.
Dance Club: No report.
Shuffleboard: Dick Wood said no one is showing up. If you want to play, give him a call. They meet on Thursdays and Saturdays.
Pennsylvania Club: Diane Baker said they are having a bake sale on November 21st and collecting the items on November 20th at Club Lago. See the Newsletter for Club information. All Pennsylvanians are welcome. They meet from October until April.
New Jersey Club: No report.
Pickleball Club: Diane Baker said they meet on Tuesdays, Thursdays and Saturdays at 8:00am. In January and February, they meet at 9: 00am. They have the equipment needed to play. Their Christmas Party will be on December 11th.
Cardo: Monday nights at 6:30pm at Club Rio.
Music and Movement: No report.
Book Club: No report.
Intercoastal Social Club: No report.
Widows and Widowers: Linda Peck reported they meet on the first Monday of the month at 5:15pm on the second floor of Club Rio. They are trying to revamp the club. Their Christmas Party is on December 8th.
Other Clubs: No report.
BOARD OF DIRECTORS COMMENTS: Tom White mentioned that Maria Kosztolanyi had brought cookies for the residents. Denny mentioned again that he has copies of the contract, if anyone is interested in seeing it.
COMMENTS OR QUESTIONS BY ANYONE PRESENT: Mary Heasley reported on the Forgotten Soldiers Outreach initiative. She'll have a table at the Veteran's Service on November 11th to take monetary donations. If you're having an issue with feral cats, contact Peg Tanner, our "cat lady."
ADJOURN: Meeting adjourned at 7:16pm.

Respectfully submitted,

Linda Bennett, Recording Secretary

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