

MONTHLY HOMEOWNERS' MEETING NOVEMBER 4, 2025
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, Dick Wood and Recording Secretary Linda Bennett. Treasurer Sara Bacon was absent.

GUEST SPEAKER: Maria Kosztolanyi, Medicare Insurance, spoke on the enrollment period and your options.

APPROVAL OF OCTOBER 7, 2025 HOA Minutes: Brien Hackbart made a motion to accept the minutes, seconded by Ron Von Rapacki. There was no discussion. The motion carried.

TREASURER'S REPORT APPROVAL: In Treasurer Sara Bacon's absence, Denny reported on the Treasurer's report. He advised the residents that they would be receiving a copy of the proposed 2026 budget within a matter of days. Tish Michelson made a motion to accept the reports, seconded by Ron Von Rapacki. There was no discussion. The motion carried.

RESIDENT'S COMMENTS OR QUESTIONS: No comments.

COMMITTEE REPORTS:

Homeowner's Committee (HOC): Denny reported the HOC has scheduled their second meeting with Sun to discuss rent, rules and regulations, plus tree trimming pass through.

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

Membership Committee: Bob LaCob stated we now have 212 members. The last day to get your 2025 membership, to allow you to vote at the Annual Meeting, is December 31st.

FMO: Ken Rausch stated the meeting he's trying to arrange for Hacienda has been pushed to next year. He was disappointed that we only have 66 FMO members in the community. The FMO is the only organization that represents manufactured homeowners. The FMO is supporting Bill 710, which will help low-income residents pay their rent.

Social Committee: In Laura Grogan's absence, John Meyer thanked everyone who attended the Halloween Party. Tickets are still available for the Sail Away party, scheduled for November 15th. Contact him if you're interested. Cathy Gildner said the Christmas Party is on December 13th, not the 15th. The next Social Committee meeting is November 6th at 6:30pm at Club Lago.

Sunshine Committee: Mary Heasley sent get well cards to David Park, Darlene Roth, Junie Longbons, Buzz Baker and John Nagy. Sympathy cards were sent to Diane Rose, Karl Impson, Lloyd Jones, Tom Campbell and Carol Cunningham.

Newsletter: Gregg Allen stated he and Karen Druscke are working on the transition.

Website: Steve Kenworthy reported they're working on a Facebook page for the HOA. Denny reiterated what was available on the website.

Hacienda Care Center: Mike Michelson reported they have a lot of items available at the Care Center. If you have something you'd like to donate, contact them. He also stated that Sun bought the batteries for the wheelchairs.

OLD BUSINESS:

Piers: They're expected to be finished by mid-March.

Meeting with Sun: See above.

Open Forum: Opinion: The residents would like the open forums to continue. Denny said the next one would probably be in February.

NEW BUSINESS:

Nominating Committee: Holly Malone has agreed to be the Chair. There are three positions to be filled. Nominations will close at the December meeting. Contact Holly if you're interested in running.

Election Committee: Gard Andrews will chair this committee. If there are more than three people running, there will be an election. If there are not more than three people, there will not be an election. Those people will automatically be elected.

Budget 2026: The proposed budget and annual meeting notice will be hand-delivered to your home. It will also be on the website.

South Gate: It's suggested we disengage the keypad at the south gate. It would be closed except for cars with decals. There are many vehicles coming through there that are not residents. We don't believe there's a camera at the south gate. Denny asked if the residents would like to see it open or closed. They would like it closed to everyone except those who have decals on their cars.

Line Dancing Group Donations: Sheryl Paul: Cathy Gildner is following up.

CLUBS: Promoting, not repeating Newsletter, please:

Garden Club: No report.

Fishing and Boating: Brien Hackbart said the Gifts of Love food drive ends next week. They meet on the second Tuesday of every month. They will have nominations at their next meeting. A boating meeting will be held on November 21st at 3:00pm at Club Rio. They need a chairperson. The F&B dues are \$10.00pp. Next Saturday is their Fish Fry.

Veterans: Tish Michelson reported that the Veterans will hold a ceremony on November 11th. Mary Heasley said there will be a table at that ceremony for donations to the Forgotten Soldiers Outreach. She thanked the Veteran's and the Veteran's Auxiliary for their generous donations.

Veteran's Auxiliary: Tish Michelson reported on their activities.

New York Club: Tish Michelson reported on their events.

Ohio Club: In Kathy Hathaway's absence, Denny thanked everyone who attended the Halloween Party. Mary Heasley said the Ohio Club will have a pizza party on November 14th. The club will also meet for breakfast at Steve's Diner, Saturday, November 29th at 9:30am.

Health 911: No report.

Red Hats: Tish Michelson reported on their activities.

Dance Club: No report.

Shuffleboard: Dick Wood reported they meet on Thursdays and Saturdays.

Pennsylvania Club: Diane Smith reported on their events. Please see the Newsletter.

New Jersey Club: No report.

Pickleball Club: Diane Smith said they play on Tuesdays, Thursdays and Saturdays. There will be a tournament on November 22nd at 9:00am.

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

Music and Movement Group: No report.

Other Clubs: No reports.

BOARD OF DIRECTORS COMMENTS: Dick Wood asked the residents who had not done so, to sign a copy of the Statement of Disputes.

COMMENTS OR QUESTIONS BY ANYONE PRESENT: John Meyer will be stuffing bags with the Annual Meeting notice and budget. He has enough volunteers. One resident complained about the loss of power on Casa Grande. Denny stated there's nothing we can do about that. The resident needs to contact the power company. Another resident complained about the background humming noise in Club Rio. Denny said they're trying to correct it.

50/50: Won by John Meyer

ADJOURN: Meeting adjourned at 7:10pm.

Respectfully submitted, Linda Bennett, Recording Secretary