

MONTHLY HOMEOWNERS' MEETING OCTOBER 6, 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.

GUEST SPEAKER: Debbie Dolbow – Edgewater Council Candidate: Debbie gave a synopsis of her background and her plans for the future, if she's reelected. She asked for your vote in November.

ROLL CALL: Present, in addition to President Denny Jameson, were 2nd Vice President Gregg Allen, Directors Bob Karvonen, John Meyer, Tish Michelson and Recording Secretary Linda Bennett. 1st Vice President Tom White, Director Cathy Gildner Thomas and Treasurer Sara Bacon were absent.

APPROVAL OF SEPTEMBER 1, 2026 HOA MEETING MINUTES: Ron Von Rapacki made a motion to approve the minutes, seconded by Sharon Senuta. There was no discussion. The motion carried.

TREASURER'S REPORTS AND APPROVAL: Denny reviewed the financial statements. He stated that the BOD has talked about raising the Membership dues and questioned the audience about an increase. After some discussion, Denny said their comments would give the BOD something to work with. He further stated that there was an error in the budget. The liability insurance should have been \$600 not \$300. Tish Michelson made a motion to approve the reports, as presented, seconded by Lynn Sirowich. The motion carried.

RESIDENT'S COMMENTS OR QUESTIONS: Judy Rose is starting a new initiative. If you're interested, please contact her. Gregg Allen commented that due to the repaving of Rio Grande and how smooth it is now, residents may be going faster than they realize. He's asked that you check your speed while driving on Rio Grande.

COMMITTEE REPORTS:

Homeowner's Committee (HOC): Denny reiterated that the BOD is the HOC. Gregg Allen is the chairman of this committee.

Welcome New Homeowners' Committee: Linda Peck announced that Sue White is no longer a member of this committee, and they are looking for a replacement. Suzie Veldman volunteered. Linda introduced one new couple who were present. She then read the names of the additional seven new residents.

Membership Committee: Bob LaCob reported we have 358 members.

FMO: Ken Rausch reported that the FMO has voted to oppose Proposed Constructional Amendment Number 3 on the general election ballot in November. FMO members would receive no direct tax relief while remaining vulnerable to possible increases in monthly fees, assessments or reductions in public services. He said he has previously expressed the significance of joining the FMO and explained again why it is important to become a member. There are currently 66 Hacienda members.

Social Committee: John Meyer reported that the Social Committee meets on the first Thursday of the month at 6:30pm at Club Lago. Tammy Land is the chairperson of this committee.

Sunshine Committee: Mary Heasley reported she sent nine get well cards and two sympathy cards. She asked that you contact her if you know of people in the community who are sick or have passed.

Newsletter: In Karen Druschky's absence, Gregg Allen reported on the Newsletter.

Website: Steve Kenworthy asked that you read the website.

Hacienda Care Center: Mike Mickelson stated that the Care Center is here for you. They have an abundance of equipment. If it's not a prescription item, they probably have it or can get it for you. In addition to Mike, you can contact Sue White, Kenny Kiise or Bruce Carroll. They can pick up and deliver.

Library: Denise Cahill asked that you not drop off anything over ten years old. They just have to bundle them up and get rid of them.

OLD BUSINESS:

1. Legal Complaint Status – Case Number 2026 32814: Denny reported that, as of ten days ago, we have filed suit against Sun Communities, Inc., as the HOA, via our attorney. It is with the 7th

Judicial District Circuit Court. Nothing will probably happen for the next five to eight months, because that's the way things work, but it has to come to fruition no less than 18 months from now. The State of Florida says any suit that's filed has to be settled in some manner within 18 months. We've been working on this since January, and now it's finally filed.

2. Secretary 2027: A secretary is needed for 2027.
3. Rent Letter: We've received the rent letter, and a letter is being drafted now, by the attorney, to be sent to Sun, to sit down with them within the next four to six weeks to discuss the chance of the lot rent not being increased by 5%. We anticipate, that once we have that meeting, they're going to say "no, it stands as it is," so then we ask for a second meeting and have them justify how they think it should go up because the Prospectus says that they can increase it by 5% or the CPI, whichever they prefer. After the second meeting, we could go to mediation and try to mediate something that's less than 5%. At the present time, the DBPR has many, many requests for mediation which have been there for a year, and no mediator has been assigned to some of those cases. So, the chance of mediation is slim to none when it comes to that, but we're still going to go through the process. That's the status of what we're doing with the rent letter. John Meyer said the tax for the boat yard is already included in your fee. You won't be paying any more. That's the way it is in your lot rental.
4. Questionnaire: If haven't filled this out, see Denny, and he will give you the website.
5. Community Complaints Copy to HOA Board – John Meyer: If you fill out a complaint form, please make sure you give a copy to a member of the Board. They are keeping track of them and following up.

NEW BUSINESS:

1. Nominating Committee/Nominations – Holly Malone: There are four openings. Nominations are in November and December with elections in January. Please contact Holly if you're interested in running for the Board.
2. HOA Dues: See above
3. New Club – Intercoastal Social Club – Pam Vandenberg: This is a new singles club, not a dating club. If you're interested, please contact Pam.
4. Amenity Breakdown – Gregg Allen: Gregg is going to keep track of issues with the amenities. If you see a problem, please let him know.
5. Auditor: Our new auditor is Gladys Bustamante.

CLUBS: Promoting, not repeating Newsletter, please:

Garden Club: No report.

Fishing and Boating. John Meyer said they meet on the second Tuesday of each month at Club Rio.

Veterans: Dave Gallant said that Joe Cottone will be interred, with full military honors, in the National Cemetery on October 30th at 1:00pm. They will have a Veteran's Day ceremony at 11:00am, on November 11th at Club Rio. Mary Heasley will be taking donations for the Forgotten Soldiers program. Refreshments will follow for the participants. On the 21st, their trailer will be selling sausage, peppers and onion sandwiches during the Craft Fair. They're working on a river cruise on the Lady Dolphin, on November 7th, at 2:30pm, for veterans and auxiliary and their guests. The cost is \$39.99, which includes tax and gratuity. Contact Dave by November 2nd if you're interested. Dave said they did very well with the yard sale and thanked everyone who donated items.

Veteran's Auxiliary: See Veterans.

New York Club: Tish Michelson reported their next meeting will be October 11th. They are having a potluck dinner. They are meeting on the second Sunday of the month at 5:30pm at Club Lago. Anyone who is or was a resident of New York is welcome to attend.

Ohio Club: Kathy Hathaway said there will be a Hacienda Haunted House on Halloween. Tickets go on sale October 12th from 10-11:00am and 5-6:00pm at Club Rio. They're \$13.00pp. There will be costume contests: Deadly Duo, Scariest, Most Original and Wittiest and Funniest. The Ohio Club is also having a chili cookoff at Club Lago on November 21st. Denny mentioned that the Ohio Club is in association with the Social Committee for the Halloween Party. The Ohio Club, New York Club and Social Committee will work together on the St. Patrick's Day Party.

Health 911: No report.

Red Hats: Tish Michelson said they would meet next Tuesday, October 13th at 12:15pm, for a short meeting before going to lunch. They meet on the second Tuesday of each month, at Club Lago. They have a Red Hats auction in November, which will be in-house. She invited the ladies to join.

Dance Club: Sharon Senuta introduced her successor as chairperson of the Dance Club, Nancy Wolf. Nancy invited everyone to come.

Shuffleboard: Denny heard from Dick Wood that Shuffleboard is back to its original schedule, Thursdays and Saturdays at 10:00am.

Pennsylvania Club: Gregg Allen reported on their activities.

New Jersey Club: No report.

Pickleball Club: No report.

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

Music and Movement: Judy Rose reported that she would be conducting this class on Tuesdays at 4:00pm at Club Rio.

Book Club: No report.

Intercoastal Social Club: No report.

Other Clubs: No reports.

BOARD OF DIRECTORS COMMENTS: John Meyer said there was a meeting held at Club Rio this morning with Quiara Arroyo, Sun Assistant Mgr. She is working on getting robot calls back. She also said they've hired a new manager, and Sun would be announcing that person next month. John said he still needs someone to take over the distribution of the Newsletter. He also needs a couple of volunteers to review the Bylaws. He asked that you vote in November.

COMMENTS OR QUESTIONS BY ANYONE PRESENT: None.

ADJOURN: Meeting adjourned at 7:08pm.

Respectfully submitted,

Linda Bennett, Recording Secretary