

MONTHLY HOMEOWNERS' MEETING OCTOBER 7, 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, and Dick Wood. Treasurer Sara Bacon and Recording Secretary Linda Bennett were absent.

OPEN FORUM: Kristin Piatt, Sr. Community Mgr., was present at an Open Forum. Topics discussed were the Ad Valorem tax, pond algae, Club Rio driveway tree roots, storm drains, long run for dog park, pier construction, use of jacuzzi, lights at Club Lago, Sales Team moved to Club Rio, (Denny's question?), flags out front, additional lighting at North gate, boat yard road, and the pedestrian gate. Kristin stated mangrove trimming and algae treatment of the ponds would be starting tomorrow. Anytime you have questions, feel free to contact her.

APPROVAL OF SEPTEMBER 2, 2025 HOA Minutes: Ron Von Rapacki made a motion to accept the minutes, seconded by Tish Michelson. There was no discussion. The motion carried.

TREASURER'S REPORT APPROVAL: In the absence of Treasurer Sara Bacon, Denny reviewed the Treasurer's and Budget reports. John Meyer made a motion to accept the reports, seconded by Lynn Surowich. There was no discussion. The motion carried.

RESIDENT'S COMMENTS OR QUESTIONS: Cheryl Davis is against the BOD paying for Laura Grogan's travel expenses, to serve as Social Committee Chairperson, once she moves to CT. Her suggestion was that one or two members take over that position.

COMMITTEE REPORTS:

Homeowner's Committee (HOC): Denny reported that HOC and BOD met with Sun, last Tuesday, to discuss some changes they want to make in the Prospectus and the Rules and Regulations. On Thursday, the HOC and Sun will meet concerning the rent and the Ad Valorem tax. Thursday's meeting will be the first of two meetings which are required, per FS-723, to discuss the rent issue. They will tell us no to not raising the rent. We will have a second meeting, where they will also tell us no. The BOD has discussed considering filing a lawsuit for breach of contract and reduction of service because of the pier issue. Our attorney, in the past, has told us, if we file a lawsuit, we have to be able to put a figure on, based on some logic, how long the piers were down. Those piers have been down since March 2024 and based on the time the contractor said it will take to fix the piers, it will be every bit of two years. Our contention would be that they did not act in due diligence. Just because we file a suit, doesn't mean that we can go through thousands and thousands of dollars. Once the suit is filed, if that's the decision, we will try to get the media involved. It's another black eye on Sun. Fred Neiswenter stated he felt it was a losing proposition on the docks. The hot tubs, swimming pools, potholes, and docks, was a waste of time trying to get down times. Denny stated he spoke to our attorney about those issues. We have to have documentation regarding when they were down. We do have documentation on the piers. Our attorney has been copied on all emails regarding these issues.

Welcome New Homeowners' Committee: Sue White had no report. Someone had asked a question about how many homes were here. Denny reported there were 732 homes. There will be 803 homes.

Membership Committee: Denny stated we have 204 paid members. Members in the audience asked about raising the HOA dues. Denny said the BOD would take it under advisement.

FMO: Ken Rausch stated, in the past, he had given the many reasons for joining the FMO and thanked those who did. He said that the FMO is the only organization that represents the homeowners at the state legislature. The next FMO meeting will be held at Hacienda, and he will give the details in the Newsletter. There is no charge to attend the meeting and all residents may attend. The cost to join the FMO is only \$40 per year. See him for applications or see our website or the FMO website.

Social Committee: In Laura Grogan's absence, John Meyer thanked everyone who attended the 70's Disco Party. They sold 102 tickets. The Social Committee met last week and mapped out some parties for next year. They're still in need of people to host these parties. The next meeting is November 6, at 6:30pm at Club Lago. Everything else is in the Newsletter.

Sunshine Committee: Mary Heasley reported that get well cards were sent to Gard Andrews, Nancy Rickard, John Brady, Ella Bowling, LaFaye Grosse, Betsey MacKay, Anne Rausch, Ava Scavone, Barb Chiarizia and Beverly LeMieux. Sympathy cards were sent to Rich Knobler and Otis Odorn. Mary was asked to send a get well card to Karl Impson, however, he passed away in October.

Newsletter: Gregg Allen thanked everyone who read the Newsletter and submitted articles in a timely manner. The new editor-training will be Karen Druscke.

Website: Denny reported the website has the Newsletter on it, with no password. You can print it. Tish Michelson asked that you report anything that's wrong on the website to Steve Kenworthy. Denny said the BOD just approved a list of Clubs and Committees.

Hacienda Care Center: Mike Michelson wanted to offer his thanks to Sun for the wheelchair batteries. He listed some of the items available at the Care Center. Contact Sue White, Gary Lamb, Bruce Carroll, Kenny Klise or him. If you have items available to donate, please contact them. If you have ramps available, please let him know.

OLD BUSINESS:

Pickleball: Denny reported there are outside people using the courts. Sun is in discussion with those people.

Piers: Already discussed.

NEW BUSINESS:

Rent: Denny reiterated that the HOC will meet with Sun next week concerning the rent and the Ad Valorem tax. If you want to check this out, look at Florida Statute 723.031(5) (C-3) and (6). That's the Florida law that governs the relationship between people like Sun Communities and us. Also read .61(B)-31(4). Our attorney is telling us that the Prospectus follows what was in effect when you bought your home. The Ad Valorem tax does not apply to us. Sun also wants to charge the residents for community trees that need to be trimmed. The HOC is trying to fight these changes. Denny also stated that he isn't going to resign his position after his term is up. However, he does not intend to run for re-election.

Nominating Committee: If you are interested in heading up this committee, please contact Denny.

CLUBS: Promoting, not repeating Newsletter, please

Garden Club: The October meeting will be tomorrow. The subject will be Yaupon Tea. Yaupon tea is a medicinal bush which has less caffeine. It grows sustainably in Florida. There will be a presentation, sampling and goodies to enjoy. The October trip is Thursday, October 16th to Beck's Nursery and Design at Daytona Flea Market. Lunch will be at Leann's in Port Orange. On November 22nd, there will be a Craft and Plant Show. All the tables have been sold.

Fishing and Boating: Brien Hackbart said they meet every month. They're currently holding a food drive for Gifts of Love until November 11th. Watch the FB and Newsletter for upcoming events.

Veterans: Dave Gallant said to read the Newsletter. They are having a yard sale (during the Community Yard Sale) on October 18th in the Club Lago parking lot, where they will also be selling hot dogs. That money will go back to the Vets to fund their projects. Please call them if you have something to donate. They will come check it out. They are also working on a new menu for the upcoming year.

Veteran's Auxiliary: Tish Michelson

New York Club: Bud Lawlor asked you to see the Newsletter.

Ohio Club: Cathy Gildner reported that tickets for the Halloween Party will go on sale on October 20th, from 10-11am and 5-6pm at Club Rio. The cost is \$13.00 per person.

Health 911: Susan Martenson said there is nothing planned for this month.

Red Hats: Nancy Rickard reported that there will be a meeting next week and lunch.

Dance Club: No report.

Shuffleboard: Dick Wood reported they meet on Thursdays and Saturdays, starting on the 16th.

Pennsylvania Club: Will meet on October 17th from 5 until 7:30pm at Club Lago. Please bring vegetables and desserts.

New Jersey Club: Deb Wasek reported they will be meeting at Club Lago at 6:00pm on Tuesday, October 21st. Please bring appetizers or desserts.

Pickleball Club: No report.

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

Music and Movement Group: No report.

Other Clubs: No reports.

BOARD OF DIRECTORS COMMENTS: No comments.

COMMENTS OR QUESTIONS BY ANYONE PRESENT: Dave Gallant mentioned the Ad Volorem tax and the FMO.

50/50:

ADJOURN: Meeting adjourned.

Respectfully submitted,

Linda Bennett, Recording Secretary