

MONTHLY HOMEOWNERS' MEETING SEPTEMBER 1, 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 2nd Vice President Gregg Allen, Directors John Meyer and Tish Michelson and Recording Secretary Linda Bennett. 1st Vice President Tom White, Directors Bob Karvonen, Cathy Gildner Thomas and Treasurer Sara Bacon were absent.

APPROVAL OF JUNE 2, 2026 HOA MEETING MINUTES: Marge Hackbart made a motion to approve the minutes, seconded by Lynn Sirowich. There was no discussion. The motion carried.

TREASURER'S REPORTS AND APPROVAL: Denny reviewed the financial statements. Betty Surowiec motioned to approve the statements, seconded by Lynn Sirowich. The motion carried.

RESIDENT'S COMMENTS OR QUESTIONS: None.

COMMITTEE REPORTS:

Homeowner's Committee (HOC): No report.

Welcome New Homeowners' Committee: Linda Peck had nothing to report.

Membership Committee: Bob LaCob reported that we have 351 members.

FMO: No report.

Social Committee: John Meyer reported that there would be a Social Committee meeting on Thursday, September 3rd at 6:30 at Club Lago. There will be Paddle Bingo on September 12th. Tickets are \$1.00 pp. October 10th is the 50's Rock 'n' Roll Party. Tickets are on sale on the 28th of this month for \$15.00 pp. The Halloween Party is the 31st. There will be more information to follow.

Sunshine Committee: Mary Heasley was absent but emailed the information that she sent four get-well cards and four sympathy cards.

Newsletter: Karen Druschke reported on the Newsletter.

Website: No report.

Hacienda Care Center: Mike Mickelson stated that they have a lot of equipment. If it's not a prescription item, they probably have it.

OLD BUSINESS:

1. Legal: Denny reported that the BOD passed a resolution authorizing the attorney to file the complaint with the state of Florida against Sun Communities. When the court document number is available, we will try to get it to you. That should be within the next seven days. That leads us into Item No. 3 of New Business. The rent letter, which we will get by the end of this month, lets us know the increase that Sun wants, and they will want 5%. One complaint document will be sent to the DBPR (Department of Business and Professional Regulation) and one complaint document will be sent to the Attorney General.
2. Questionnaire – 325 residents have completed the survey. The address is on Facebook or the Newsletter.
3. Bylaws – John Meyer is looking for volunteers to review the Bylaws to see if something needs to be updated.

NEW BUSINESS:

1. Bingo Letter: The BOD received a letter from Sun Communities. Denny read the letter as follows: "We have recently received concerns from residents and associations in Florida regarding bingo, 50/50 raffles and other 'games of chance' in our community facilities and amenities. It is important that our residents know that 50/50 raffles and other 'games of chance' are illegal and cannot be played in our clubhouses and facilities. Bingo games are allowed under specific guidelines which are attached in a memo from Sun's attorney. All organized games of chance and 50/50 raffles in our facilities must be discontinued effective immediately. If you have any questions, please reach out to your community manager during regular business hours." This letter was from Amy Herndon, Divisional Vice President of Operations & Sales.

According to Denny, the law covering Bingo states that if we are a 501C 3, which we are, bingo is legal, and all the proceeds go back to the individuals that play. The other games of chance, poker, Pokeno, cardo, bunko, left, right, center, all those monies go back to the people that play. 50/50 is questionable. By state law, it is illegal. Second, our local sheriff says he has too many other things to worry about than 50/50. Basically, our attorney says no one is probably going to prosecute you. The rumors are true. Sun is trying to shut us down.

2. South Gate: John Meyer was told today that it would be fixed Friday. Denny sent an email to all levels of Sun management today asking that the gate be manned by gate attendants, if this situation continues. It's been five weeks.
3. Rent Letter: See above.

CLUBS: Promoting, not repeating Newsletter, please:

Garden Club: No report.

Fishing and Boating: Brien Hackbart said that their Fish Fry will be November 7th. Next week will be their next meeting. They are changing their club logo.

Veterans: Tish Michelson reported their next meeting will be on the 16th of September at Club Rio. The Vets will be selling hot dogs on September 19th at Club Lago parking lot. They will also be taking part in the Yard Sale during the first weekend of October.

Veteran's Auxiliary: No report.

New York Club: Tish Michelson reported their first meeting will be September 13th. If not more than ten people show, there will be no meeting. They'll meet in October.

Ohio Club: Kathy Hathaway said there will be a planning meeting on the 6th. She has tickets for Paddle Bingo. Saturday, Oct. 31st will be the Halloween Party. Tickets will be on sale on October 12th.

Health 911: No report.

Red Hats: Nancy Rickard said they will meet next Tuesday, then they will go to Margarita Island for lunch.

Dance Club: No report.

Shuffleboard: No report.

Pennsylvania Club: No report. They're meeting in October.

New Jersey Club: No report. They're meeting in October.

Pickleball Club: No report.

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

Music and Movement: No report.

Book Club: No report.

Other Clubs: No reports.

BOARD OF DIRECTORS COMMENTS: John Meyer said they gave a list to Sun of items in the community that need to be dealt with. Gregg Allen offered to track the dates when something goes down. Just leave him a voicemail, text or email. Tish Michelson is looking for someone to take over the Resident's Directory. Denny said, in November, we're going to need nominations for four BOD vacancies. The election will be at the annual meeting in January. He's asked Holly Malone to chair the nomination committee again this year.

COMMENTS OR QUESTIONS BY ANYONE PRESENT: One resident asked if anyone was having trouble paying their rent. Apparently, there was none. Denny said he dropped his payment off on the day of the BOD meeting, however, since his check was dated the 1st, the office would not accept it because they have been instructed to deposit checks on the day they arrive. Another resident complained about the jets in the pool. Denny suggested that you fill out a Resident Communication form and give a copy to a member of the BOD.

ADJOURN: Meeting adjourned at 6:47pm.

Respectfully submitted, Linda Bennett, Recording Secretary