

Club Rio Homeowners Association Meeting

September 5, 2023

HOA meeting was called to order at 6 p.m.

ROLL CALL:

Present: Ken Rausch, Denny Jameson, Cathy Gildner, Kenny Klise, Robert Lacob, Tom White, Tim Webb, and Shelley Chick-Gravel

Not Present: Dennis Boyd

TIFFANY NAJERA, MANAGER COMMENTS

1. Rent increase: The information to determine the rent increase is from the U.S. Labor Board Statistics and is collected from August to August. Tiffany was told that using the CPI method the increase would have been 8.3%. SUN has chosen to cap rent increase at all properties at 7.5%. The majority of Hacienda Del Rio residents will see an increase 5.87. Increases will range 5.78 to 5.87.
2. The following projects have been completed: Bike racks have been replaced and pool furniture has been replaced, benches and shades have been installed at the dog park.
3. Projects not completed: Benches and shades will be installed at the dog park. The date for the north entrance swing arm installation has not been confirmed. The pavers at the north entrance will be resealed which will cause traffic issues. The goal is to complete most projects in the next 30 days.

MEETING MINUTES

With no additions, or corrections the minutes of the June 6, 2023 minutes stand as posted. The minutes are posted in display cases at Club Rio and Club Lago.

TREASURERS REPORT

Ken Rausch presented the Treasurers Report for Dennis Boyd. For the period from June 23 to August 23, 2023, a sixty-day period the Expenses were \$638; and the Income was \$814; leaving a net profit \$176. The money market account has \$22,296.00; the HOA checking and money market account has \$12,339.07; the HOA CD has \$38,524.24, making HOA total monies \$50,863.31. This report is also available in display cases at Club Rio and Club Lago.

HOA COMMITTEE REPORTS

HOMEOWNERS COMMITTEE

Chairman Dick Wood reported for the Homeowners Committee. The committee has met a couple of times to discuss changes in the prospectus. The Committee was able to resolve many of the issues they had with the prospectus. However, at this point there are still issues to be resolved. The HOC will meet on Friday, September 28, 2023.

NEW RESIDENTS COMMITTEE

Sue White and Patty Tacey reported on residents that have moved in during June, July and August.

MEMBERSHIP COMMITTEE

Bob Lacob, chair of the Membership Committee reported that there currently 285 paid members of the HOA.

SOCIAL COMMITTEE

Events coming alive Sun Pizza Pool Party; October 31 Halloween Party; November 18 Resident appreciation day for HOA details. in news letter. Christmas 12/2 Golf Cart 12/9 Breakfast 12/12

SUNSHINE COMMITTEE

Greg Allen reported for Mary Heasley the following:

Sympathy Cards were sent for Christine Schiller, Leo McQuillen, and Sid Davis

CALENDAR

Greg Allen reminded everyone that the deadline for the newsletter and calendar is 12 noon 12th of the month. Early admissions are appreciated.

WEBSITE

Steve Kenworthy reminded residents to check out the website.

UNFINISHED BUSINESS

Ken Rausch reported on the status of the suggestion box that had been at Club Rio. The purpose of the suggestion box was to learn how the Board might improve service to community. Of the five suggestions that were received, four were complaints that should be directed to SUN. The fifth was a suggestion to provide a full year calendar on the website. It was decided that this was not practical. The Social Committee will put 4 months of future events in the newsletter.

Tiffany Najera has spoken to the Board members about plans to improve the acoustics in Club Rio. Panels in balcony area, as well as special acoustic paint for ceiling. The possibility of purchasing different speakers is also being considered. There is no timetable for the purchase of speakers. Carpeting will also

be placed under the tables to help absorb sound. The current artwork will be taken down and replaced with acoustically approved artwork, ideally with a Florida theme.

NEW BUSINESS

The representative for the FMO has resigned. The Board is seeking a volunteer for the FMO representative position. The duties will include attending FMO district meetings in Volusia or Flagler County. The cost of gas will be reimbursed. The representative will report back to the Board of Directors. This organization follows legislation that effects mobile homeowners. One of the groups successes was getting the bill for a sales tax on rent withdrawn. hat comes up to state legislature.

The Prospectus has been sent to Tallahassee.

The next Board of Directors meeting is on September 28 and the next Homeowner Asociation meeting is October 3.

BOD COMMENTS

Kenny Klise reported that we are need of medical equipment. Please return any equipment you are no longer using.

There will be three BOD vacancies in January. Denny Jameson is asking that people interested in being a member of the BOD submit their name to the nominating committee chairman. A new nominating committee chairman is needed because the current one has moved. At this time you can contact Denny Jameson, Ken Klise, Ken Rausch or Cathy Gildner to submit your name for nomination.

CLUB REPORTS

Club members a reminded to provide the office with their information so it will be broadcast on the TV.

Garden Club: There will be a plant exchange at the September 13 meeting. Please provide information about the plants you bring. The trip this month will be to the Ormandy Beach Memorial Gardens on Wednesday September 20. We will leave here at 9:15. The tour of the gardens will begin at 10:30. Entrance fee is \$2. Lunch will be at Lou's Oceanside Grill. Abbi Marsh is the winner of Garden of the month. She lives at 514. LaCoquina.

There will be a plant and garden sale October 28 from 9:30 to 1. Tables are still available; first table is \$5 and additional tables are \$3

The October 11th meeting will feature a craft event. We will be making wreath and plant markers. We welcome suggestions. There will also be a taco bar with margaritas. Please RSVP to Nancy Richard. The Garden Club Trip will be Thursday October 19. We will be traveling to the Volusia County Agricultural Center in Deland leaving from Club Rio at 9:15. Lunch will be at Venetian Bay Bistro.

Pickleball: Steve Kenworthy invites all come out and play.

Fishing and Boating Club: There were not a lot of tournaments this year due to excessive heat and bugs. We did have a great summer shindig in August featuring the Walter Lee Trio for entertainment and a catered dinner from Dustins. Door prizes, themed baskets and a 50/50 raffle rounded out the evening. Currently we have 6 events planned for the rest of year. There will be 2 events. In September, 2 in October and 2 in November. A new 2024 calendar has been completed and will be submitted for approval by the social committee.

Vets: Dave Gallant reported for the veterans. There is an upcoming meeting on September 19. An Auxiliary meeting will be held on September 26 at Club Lago. You do not have to be a veteran to join the auxiliary. There will be a hot dog sale requested by Tiffany, on September 9. There will also be a hot dog sale September 16 from 10 to 1.. Asked by Tiffany open house this Saturday. Sell to people going to open house. The price is \$4 for hot dog, drink and chips. For more. Information contact Dave Gallant.

New York Club: No report.

Ohio Club: Nancy Rickard reported for the Ohio Club. The next meeting will be on September 22 with an ice cream social. The meeting will be at Club Lago at 6 p..m. Please rsvp to Mary by the 18th.

Red Hats: There will be a Red Hats meeting on September 11 11 to 1:30 with pizza, salad and ice tea.

Dance Club: No report.

Pennsylvania Club: Meetngs will Resume on October 10 at 5:30 at Club Lago. There will be games with prizes,

Thai Chi: No report.

Sports Club: No Report.

Open Forum

Elsie suggested that the changes to the Prospectus should be reviewed by an attorney Ken Rausch responded that at this time, we are not contemplating contacting but that could change.

The meeting was adjourned at 6:40.

Respectfully submitted,

Shelley Chick-Gravel