

# **CLUB RIO HOA BOARD OF DIRECTORS**

**MARCH 27, 2024**

The meeting was called to order at 8:55 a.m.

## **ROLL CALL**

**PRESENT:** Denny Jameson, Tom White, Cathy Gildner, Ken Rausch, Robert Lacob, Dick Wood, Cheryl Davis, Dennis Boyd, Shelley Chick-Gravel

## **MINUTES**

The minutes of the February 28, 2024, meeting were discussed and approved unanimously by the Board of Directors.

The minutes of the Special Board of Directors meeting on March 6, 2024, were discussed. Cathy Gildner made a motion to accept the minutes and Dick Wood seconded it. The motion carried unanimously.

## **TREASURER'S REPORT**

Dennis Boyd presented the Treasurer's Report, and it was discussed. Ken Rausch made a motion to accept the report and it was seconded by Dick Wood. The Motion passed unanimously.

## **HOA COMMITTEE REPORTS**

### **HOC**

No report.

### **SOCIAL COMMITTEE**

Anne Rausch presented the Social Committee Report. Jimmy Buffet event made \$547. St Patrick's Day event made \$799. One hundred twenty-five tickets were sold for the Easter Dinner. Upcoming events include a pancake breakfast, a pizza party and the Kentucky Derby Party.

### **MEMBERSHIP**

Membership is growing slowly, up to 196 members. Sue White reports that new residents do not want to join the HOA. Bob Lacob will contact people that have resided at Hacienda for nine months. Denny Jameson will have a discussion with the New Residents Committee encouraging new residents to join the HOA.

### **NEW RESIDENTS**

No report.

### **NEWSLETTER**

No report

### **SUNSHINE**

No report.

### **FMO**

There is a District Meeting today, but Representative Ken Rausch is unable to attend.

### **BYLAWS**

No report.

### **RESIDENTS IN ATTENDANCE**

Debbie Wasek from New Jersey would like to start a New Jersey Club. Debbie will be the president and there will be a secretary and treasurer. She requested that the Board sanction the Club. Cathy Gildner made a motion to accept the club and Ken Rausch seconded the motion. The motion was passed unanimously. Denny reminded Debbie to put information about the club in the newsletter. Articles must be in by the 12<sup>th</sup>, preferably the 10<sup>th</sup>.

Phyllis Simon asked the Board why Karaoke Night and Movie Night are not on the calendar. Only sanctioned clubs are allowed to submit articles for the newsletter. However, information could be put on the calendar. Tom White made a motion to have these two events posted on the calendar. Cheryl Davis seconded the motion and it was passed unanimously.

John Meyer reported that he is getting complaints about newsletters not being delivered in bags. The Board thinks bags are not necessary. It was determined that perhaps the directories should be bagged. Mr. Meyer also inquired about any sign that might be placed at the front gate. There is a rumor that it will be a rotating sign. The Board will discuss the sign with Tiffany prior to the next HOA meeting.

Laura Grogan asked about selling ads to be put in the newsletter. Greg Allen said he has been approached about ads for the newsletter and could do a single page. The cost effectiveness of selling ads was discussed. Laura Grogan will explore the issue and report back.

Greg Allen made a complaint about the appearance of for sale signs on houses. He was told to bring the issue up with Tiffany.

Phyllis Simon inquired about the purchase of baskets of cheer for raffles at events. The cost of the baskets ultimately comes out of party earnings.

### **COMMUNICATIONS**

## **UNFINISHED BUSINESS**

There was a discussion of the appointment of an HOC chairman. The letter for rent negotiation needs to be completed and sent to SUN by July 1. Dick Wood, Ken Rausch and Denny Jameson expressed interest. Denny Jameson felt he was the most qualified. Cathy Gildner made a motion to appoint Denny as Chair and Dick Wood seconded the motion. With five members, approving, one member not approving, and one abstaining, the motion was passed. There was also a discussion about cochairs. It was decided to consider this later.

## **NEW BUSINESS**

The use of the Board room was discussed. The Fun Day committee used the room. Dave Gallant of the Vets has used it. A new standing policy was mentioned. Tom White suggested a motion was needed to form a committee to determine the use of the room. Among other issues to consider are the locking of copiers and printers, the capacity of the room, should the meetings be open meetings, and would groups be allowed to use the printer if requested in advance. Tom White made a motion to form a committee and Cheryl Davis seconded it. With no further discussion, the motion passed unanimously. President Denny Jameson appointed Cathy Gildner, John Meyer and Tom White to the committee.

Tom White, Denny Jameson and members of the fishing club met with Tiffany Najera to discuss the closing of the piers. The prior repair was a temporary repair. The company that decided to close the piers is owned by SUN. There was a discussion about whether this was truly a reduction in services. If it will be repaired, it is not a reduction in services.

## **BOD COMMENTS**

Tiffany spoke with Tom and Denny and requested space in the newsletter for her comments. Greg Allen said he could make a space for Tiffany's articles. Ideas for controlling the use of space in the newsletter were discussed. The Quarterly open forums at HOA meeting will continue. Ken tried to send an invoice to Tiffany, and it was blocked. Tom White made a motion to allow Tiffany to purchase space in the newsletter. Dick Wood seconded the motion. The motion was passed unanimously. An invoice will be prepared for Tiffany. Denny will confirm with Tiffany that she wants to go ahead. Ken will make an invoice for the rest of 2024.

Denny proposed a speaker from Council on Aging for the May meeting. It is a federal government program.

Tim Webb sent a note to Tom and Denny about renovations of a home across from his house. Tim is communicating with Tiffany. This is not an HOA issue.

Dick Wood made a motion to go into Executive Session and Ken Rausch seconded it.

The Board went into Executive Session at 11:30 a.m.

The Board returned from executive session at 11:35a.m. Ken Rausch made a motion to select someone to be given a Certificate of Appreciation. Bob Lacob seconded the motion, and it was passed unanimously.. The meeting was adjourned at 11:35 a.m.

Respectfully submitted,

*Shelley Chick-Gravel*

Secretary