

March 2023 Club Rio Board of Directors Meeting
March 29th, 2023
8:58 AM

The Club Rio HOA BOD meeting was called to order at 8:58 AM by President, Ken Rausch in Club Rio.

ROLL CALL:

Present: Ken Rausch, , Denny Jameson, Cathy Gildner, Robert Jacob, Tim Webb, Kenny Klise, Dick Wood and Donna Webb.

Not Present: Dennis Boyd and Tom White

MEETING MINUTES:

The minutes of the March 7th HOA meeting were reviewed and approved unanimously by the Board of Directors.

RESIDENTS IN ATTENDANCE:

Mr. Jim Parker, 320 Costa Rica, was present to discuss the temperature of the hot tub at Club Lago. He suggested the temperature should be monitored on a regular basis. The Board will add this issue to the Board of Directors meeting agenda with Tiffany Najera at the April 4, 2023 meeting.

Mr. Greg Allen was present and asked to discuss the issue of trash from the construction site at the front of the park. Mr. Allen has had to remove trash from his yard on several occasions. This issue will also be added to the BOD/MGT meeting on April 4, 2023.

Mr. Allen also reported that a resident contacted him about posting items on the calendar page of the newsletter if the event is not sanctioned by the BOD. After discussion, the Board members unanimously decided that the issue needed further review and the issue would be tabled until the research was completed.

TREASURERS REPORT:

President Ken Rausch, reported for Dennis Boyd the following for the period ending March 22nd 23, 2023: current month's income: \$222.50, current month's expenses: \$3843.93, leaving a loss of \$3621.43. The money in the checking account is \$25016.48 and the total HOA monies is \$51,104.22. A copy of the report is in the display cabinets at both clubhouses. The report was unanimously approved.

The audit is being completed by Rose Hulse and the 2022 tax return has been filed.

HOA COMMITTEE REPORTS:

HOMEOWNERS' COMMITTEE:

Tim Webb reported on the following items:

- He is working on candidates for the remaining spots on the Homeowners Committee (HOC.) Ken Rausch asked him to have the nominees ready for the next BOD meeting in April.
- Also discussed parking problems at the proposed dog park. He has been approached by several residents who would like to see some additional parking spots closer to the dog park, especially for those who are handicapped and cannot walk long distances. This item will be added to the lists of items to be discussed at the April 4th BOD/MGT meeting.

SOCIAL COMMITTEE:

Anne Rausch reported the following:

- St. Patty's Day dinner and entertainment was successful and ended with a profit of \$475.00.
- Attendance at Fun Day was not as good as hoped for. The Vets did sell hotdogs and donuts but ran out of hotdogs before the event was over. Fun Day and the sale of food by the vets generated \$199.00 for each.

Upcoming events:

April 9th – Easter Dinner

April 1st - Clam Bake

April 30th – Pool/Pizza Party

May 6th – Kentucky Derby

May 7th – EMT Fundraiser – Roast Beef Dinner

May 14th – EMT Fundraiser – Pancake Breakfast

Ms. Rausch also expressed her concern over the decreasing resident interest in volunteering for events.

MEMBERSHIP COMMITTEE:

Bob Lacob reported that there are 236 HOA members and several of those members were recently signed up by the New Resident Committee.

NEW RESIDENTS COMMITTEE:

No report available.

NEWSLETTER:

Mr. Allen discussed the issue of unsanctioned clubs putting announcements in the newsletter. The Board will research the issue.

SUNSHINE COMMITTEE:

Mary Healey continues to do a great job.

UNFINISHED BUSINESS:

- HOA suggestion box - will be left in Club Rio for an additional 30 days.
- Thoughts on increasing membership – New Residents Committee has added several new resident members to the HOA. The Board is concerned that many of the new residents are not interested in joining the HOA.
- EMT fundraisers – Bud Lawlor will present plan on how to handle proceeds from these two events at the April 29th, 2023 BOD meeting.
- How is HOA presented to new residents by the SUN sales office – Mr. Rausch discussed this issue with Tiffany Najera and Peter in the sales office and encouraged them to present the HOA as a benefit to new residents.
- Proposed dog park – Mr. Rausch presented a draft of the letter that Tiffany Najera requested regarding the proposed dog park. The letter was unanimously approved by the Board and a copy is attached to these minutes.
- Bylaws issue regarding FMO membership requirement – The bylaws state that to be on the Hacienda Board of Directors, the person must join the FMO. This issue was brought to the attention of a board member. The Board decided to leave the bylaws as they are.

NEW BUSINESS:

- Mr. Rausch reported that he still has not heard back from the Edgewater Mayor's office regarding an invitation to come and speak to the Board. The Board decided not to proceed with the invitation.
- Certificate of appreciation – a person was selected by the Board and will be presented at the April 4th HOA meeting.
- Proposed new Standing Policies and revision – The proposed new policies for the Election Committee, Nominating Committee and the Social Committee were reviewed by the BOD and approved unanimously. See attached copies.
- Next HOA meeting is April 4th, 2023/Next BOD meeting is April 26th, 2023
- Denny Jameson will be timekeeper for the April 4th, 2023 HOA meeting.
- Representatives from Complete Health will give a presentation of their services.
- A representative from the Wanderer Program will give a presentation on their program at the May HOA meeting.

- Open forum for 1 or 2 sessions -decision was made to go back to the original one open forum session at the end of the HOA meeting. Any subject can be discussed except personal issues. A person will be ask to stop if they discuss a personal issue. This announcement will be made before each open session.
- BOD/MGT meeting items were discussed and unanimously approved after the addition of several items. See attached.

BOARD OF DIRECTOR COMMENTS:

Tim Webb brought up the subject of possibly adding additional parking for handicapped residents at the proposed dog park. The issue was added to the agenda for the BOD/MGT April 4th, 2023 meeting.

Denny Jameson brought up the subject of a recent resident comment regarding occupancy of houses, how many are residents, etc. The subject was added to the agenda for the BOD/MGT April 4th, 2023 meeting.

The meeting was adjourned.

Respectfully Submitted,
Donna Webb, Interim Secretary