

CLUB RIO BOARD OF DIRECTORS MEETING

MAY 1, 2024

The meeting was called to order at 9 a.m.

ROLL CALL:

PRESENT: Denny Jameson, Tom White, Cathy Gildner, Ken Rausch, Robert Lacob, Dick Wood, Shelley Chick-Gravel

NOT PRESENT: Cheryl Davis, Dennis Boyd

RESIDENTS:

Joy McDonald visiting.

HOC CANDIDATES

Greg Allen presented his qualifications including building inspector, home maintenance work, construction work and knowledge of the community.

Peg Tanner presented her qualifications which included legal experience.

Robert Karvonen sent letter to Denny outlining his qualifications because he could not attend the meeting.

Laura Grogan was present and interested in being on the committee. Last year was her first year on the committee.

MINUTES

The minutes of the Board of Directors meeting of March 27, 2024 were discussed. Dick Wood made a motion to accept the minutes and Tom White seconded the motion. The minutes were approved unanimously.

TREASURER'S REPORT

Denny Jameson reported for Dennis Boyd. The expenses and income of the past month were discussed. There was also a discussion concerning the payment of federal taxes by a nonprofit. Denny will discuss the tax issue with Dennis Boyd. Ken Rausch made a motion to accept the treasurer's report and Robert Lacob seconded the motion. The motion carried unanimously.

HOA COMMITTEE REPORTS

HOC

Denny Jameson reported for the HOC committee. Candidates have been presented to be members of the committee.

SOCIAL COMMITTEE

Anne Rausch reported for the Social Committee. The Easter dinner made a profit of \$140. One hundred and fifty-two people were fed. The Pizza Party made \$360. Of note, the attendance was the same as other parties even though the price was much lower. Laura Grogan suggested fresh ideas for parties were needed. A pig roast is being considered for the Fall.

MEMBERSHIP

Robert Lacob reported for the membership committee There are 215 members of the HOA at this time. Bob is trying new methods to encourage new residents to join.

NEW RESIDENTS

No report.

NEWSLETTER

Greg Allen reported for the newsletter committee. Neither Tiffany nor Jose submitted an article for the newsletter. Ken Rausch inquired about selling ads for the newsletter. Laura Grogan is continuing to research the issue. Greg Allen will check on prices for a 12-page newsletter vs a newsletter with an insert. Laura Grogan suggested that the newsletter might be difficult for some residents to read and that perhaps ticket sales items could be printed in bold. Denny suggested that Laura inquire about the newsletter done by Lacosta Village while researching the sale of ads. Space is always an issue. Denny suggested that either he or Ken Rausch speak at an HOA meeting discussing newsletter articles, encouraging residents to read the newsletter.

SUNSHINE COMMITTEE

No report.

ACQUISTIONS

No report.

BYLAWS

No report.

FMO

Ken Rausch reported as representative for the FMO. House Bill 613 has been approved and will be signed into law, effective July 1, 2024. This law makes it easier for an HOA board to mediate

with the owner. It also sets down requirements for care giver access to the property. Ken Rausch is writing an article for the newsletter.

USE OF OFFICE COMMITTEE

Tom White reported for the committee. John Meyer and Cathy Gildner can be contacted for keys when a group wishes to use the room. Tom presented the guidelines for the use of the room. Cathy Gildner oversees the calendar for the room, with John Meyer as back up. Printers will not be used and will be locked. However, arrangements can be made to use printers. Tom presented a guide for the use of the room. Denny asked for comments on the guide. Tom White made a motion to use the guide as presented temporarily. Dick Wood seconded the motion. The motion passed unanimously. There will be another meeting of the committee to review any comments from other board members concerning the guide.

OLD BUSINESS

There were no bills or communications this month. The guest speaker for the next HOA meeting will be Doreen Willett from the Volusia County Council on Aging. It is not a federal agency but does receive federal funds.

Denny asked about having another forum with Tiffany at an HOA meeting. It was suggested that guidelines for the forum could be written in the newsletter.

There was a discussion about items to be discussed with Tiffany at the next management meeting.

NEW BUSINESS

Both piers are in disrepair. The North Pond has a lot of green scum. Tiffany has reported that the aerators will not be replaced. Peg Tanner raised a concern about the use of herbicides around the ponds.

Peg Tanner requested information about rent negotiations with SUN. Denny explained the process for rent negotiations.

BOD COMMENTS

Cathy thanked secretary her work.

Ken Rausch reported that Keith Looney posted on Facebook that Tiffany brought him clips to hang flags from on your house.

Tom White presented the guide for acceptable flags. Tom also reported on his correspondence with Jose Lugo concerning the completion of the repairs on the Rio Pool.

Dick Wood made a motion to go into executive session. Cathy Gildner seconded the motion, the motion carried, and the Board went into executive session at 10:25 a.m.

The Board returned from Executive Session at 10:40 a.m.

Tom White made a motion to present separate Certificates of Appreciation for those discussed in executive session. Ken Rausch seconded the motion and it passed with one opposed.

Due to an error in the voting process, it was necessary to have a special meeting to elect the members of the HOC.

The meeting was adjourned at 10:50 a.m.

Respectfully submitted,

Shelley Chick-Gravel