

May 31 Club Rio Board of Directors Meeting
May 31, 2023
DRAFT

The Club Rio HOA BOD meeting was called to order at 9:00 a.m. by President Ken Rausch in Club Rio.

ROLL CALL

Present: Ken Rausch, Denny Jameson, Cathy Gildner, Robert Lacob, Tim Webb, and Tom White.
Not Present: Dennis Boyd and Kenny Kline

MEETING MINUTES

The minutes of the April 26, 2023 were unanimously approved

TREASURER'S REPORT

President Ken Rausch, reported for Dennis Boyd the following for the period from Apr 23 to May 22, 2023: current month's income: \$3,664.88, current month's expenses: \$4,828.44 leaving a loss of \$1,163.56. The money in the checking account is \$25,793.55 and the total HOA monies is \$50,863.27. A copy of the report is in the display cabinets at both clubhouses. The report was unanimously approved. The audit has been completed and the books are in order. The procedure for providing checks to residents for purchase of supplies will be reviewed.

HOA COMMITTEE REPORTS

HOMEOWNERS COMMITTEE

No report.

SOCIAL COMMITTEE

The pizza party made a profit of \$210.00 and the Kentucky Derby made a profit of \$340.00.

The Roast Beef dinner made \$2,230. The Pancake Breakfast netted \$954. Sun Communities donated \$422. The proceeds from the Roast Beef Dinner and the Pancake Breakfast will be donated to the Fire Department.

Complete Health has offered to provide 75 to 80 bags of free produce to residents. A suggestion was made to sell lottery tickets to residents to win one of the bags of produce.

There was a lengthy discussion concerning the division of profits from events between individual clubs and the HOA. Tim Webb suggested that a meeting be held between all the Social Committee Chair and the president of all clubs. The chair of the Social Committee will formally

invite all club presidents to a meeting in September to discuss the sharing of profits from club events with the HOA.

The ongoing question about the procedure for recording and maintaining minutes for the HOA and HOA committees was discussed. Dick Wood did review Florida Statute 723 and reported that approved minutes should be recorded and maintained for 5 years for the HOA and HOA committees. In addition, there was a discussion of an open versus a closed meeting. Tim Webb stated that the only reason for a closed meeting should be litigation and personnel issues. The purpose and procedure for Executive Sessions was also discussed. A question was raised as to whether minutes should be taken in a closed session. The issue was tabled to allow Board members to review Florida Statute 723 and to ask the FMO attorney to clarify questions posed.

MEMBERSHIP COMMITTEE

Membership is stagnant at this time. New residents have been contacted and are not interested in becoming members. It was suggested that we identify individuals that are attending events who are not members of the HOA and encourage them to join.

NEW RESIDENTS COMMITTEE

No report.

NEWSLETTER COMMITTEE

No report.

SUNSHINE COMMITTEE

No report.

RESIDENTS IN ATTENDANCE

Mr Frank Villegas, 167 Rio Grande, was present to discuss the formation of a Sports Entertainment Club. Club Members will gather at Club Rio for various sporting events to be seen on the big screen tv. Dues will be collected. President Ken Rausch made a motion that the Board sanction the club and Cathy Gildner seconded. The motion was approved unanimously.

UNFINISHED BUSINESS

The suggestion box has been replaced with a large envelope.

The issue with the Veteran's Club splitting profits with HOA was tabled until September.

NEW BUSINESS

CORRESPONDENCE

A letter was received from Tim Webb tendering his resignation as chairman of the HOC. After discussion, his resignation was accepted. He will remain as a member of the committee.

An email was received from Nelson Bennett concerning the posting of minutes. It was decided that board members will respond to the secretary within 48 hours of receiving the draft minutes. The minutes will be identified as a draft and posted at Club Rio and Club Lago. The date of posting will be handwritten on the posted copies.

The certificate of appreciation nominee has been chosen. The certificate will be presented at the June 7, 2023, HOA meeting.

A company that works with FEMA and FMO has offered to present a Hurricane and Manufactured Home safety seminar on June 20 or 21. They are providing breakfast from Chic Filet. Tiffany Najera will make a robo call announcing a time to pick up a free ticket.

We discussed defamation and discrimination.

PROSPECTUS REVISIONS

A copy of Sun's proposed prospectus revisions was distributed to board members. The document will be reviewed by the HOC.

The next HOA meeting is June 6, 2023. Next BOD meeting is June 28, 2023. The Board will not meet during the summer unless there is an emergency. Board Members are asked to be at the HOA meeting by 5:15 to assist with setup.

BOD/Management Meeting Items

Ken Rausch presented an agenda for next week's meeting with management.

BOD Comments

Cathy Gildner reported that a resident took a beer bottle into the pool at Club Rio.

The Board went into executive session.

The Board adjourned from session.

HOMEOWNERS COMMITTEE

With upcoming meetings with management concerning the prospectus and lot rent, the Board went forward with appointing members to the HOC. Dick Wood will be the chair of the

committee. Committee members will be: Tim Webb, Bud Lawler, Laura Grogan and Steve Kenworthy. Alternates will be Denny Jameson and Tom White. A motion was made, seconded and approved unanimously to confirm the HOC committee.

The meeting was adjourned.

Respectfully submitted,

Shelley Chick-Gravel

EXECUTIVE SESSION

April 26, 2023

A discussion took place regarding the composition of the Homeowners Committee.

EXECUTIVE SESSION
May 31, 2023

A discussion was held concerning Tim Webb's resignation as chairman of the HOC. A motion was made and seconded to accept his resignation and approved unanimously. Betty Surowec also submitted a letter of resignation.

A discussion took place regarding the composition of the Homeowners Committee.