

**CLUB RIO HOA BOARD OF DIRECTORS MEETING**  
**NOVEMBER 29, 2023**  
**HOA BOARD ROOM CLUB RIO**

The 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, Tom White, Kenny Kline, Dennis Boyd, Dick Wood.

Not present: Tim Webb

**MEETING MINUTES**

A motion was made by Cathy Gildner to approve the minutes of the November 1, 2023, BOD minutes. The motion was seconded by Tom White and was approved unanimously.

A motion was made by Denny Jameson, seconded by Tom White to accept the minutes of the Executive session on November 1, 2023. The minutes were accepted unanimously.

A motion was made by Tom White to accept the minutes of the Special BOD Meeting on November 8, 2023, with the addition of Kenny Klise's name. The motion was seconded by Cathy Gildner and approved unanimously.

HOA meeting minutes will be approved at the HOA meeting next week.

Treasurer, Dennis Boyd discussed the treasurer's report and changes that had been made to move charges to the correct accounts. He has included a miscellaneous line and added the miscellaneous expense for the EMT dinner to this line. He also reported that he withdrew \$2000 to cover checks. He reported that he has ordered computer checks and will continue to use Quicken software. A motion was made by Cathy Gildner to accept the treasurer's report and it was seconded by Robert Lacob. The report was approved unanimously. Denny Jameson made a motion to accept the October Treasurer's report with adjustments made in November. The motion was seconded by Cathy Gildner and approved unanimously.

The BOD reviewed checks for the month. A motion was made by Denny Jameson to pay all the bills. It was seconded by Cathy Gildner and approved unanimously.

There was a discussion concerning the use of bags for delivering the monthly newsletter. Tom White made a motion to eliminate bags for the newsletter and to eliminate the band for the resident's appreciation day. Cathy Gildner seconded the motion. Once the remaining bags are used, no more will be purchased. The motion was approved with Robert Lacob abstaining.

The HOA budget for 2024 was reviewed. Any change in the legal fees amount should be presented to the HOA for approval.

Ann Rausch, Chair of the Social Committee reported on the committee's budget. The budget was determined by looking at past events.

The purchase of club house decorations was discussed. The BOD considered whether SUN should pay for the Club House Christmas decorations. In the future, decorations for specific events should be paid from the profits of the event.

Laura Grogan was present and answered questions concerning receipts for items she purchased for social committee events.

### **Committee Reports**

#### HOC

Nothing to report.

#### Social Committee

Anne Rausch reported on upcoming events. President Ken Rausch received an email from Tim Webb concerning purchases for events. It was determined that issues should be brought up at BOD meetings, not by e-mail.

#### Membership

There are currently 323 members; 262 are paid members and 61 are new residents with free membership. Tom White suggested charging nonmembers more to attend events in the future. He also suggested tracking the number of nonmembers attending events.

A motion was made by Denny Jameson and seconded by Tom White that new residents that purchase their home in the last quarter of the year, receive a free membership through the following year. The motion was approved unanimously.

#### Election Committee

Laura Grogan will not be back from vacation for the election. The members of the Election Committee are Holly Malone, Cheryl Davis, and Char Chappell. A motion was made by Denny Jameson to designate all members as cochairs. The motion was seconded by Tom White with all in favor.

#### FMO

Hal Halverson has resigned as our representative to the FMO. Cathy Gildner made a motion that Ken Rausch be appointed as our representative. Denny Jameson seconded the motion. The motion was passed with Ken Rausch abstaining.

### Newsletter

Greg Allen reported that the program he has been using to create the newsletter does not have the elements he needs to create the letter. Denny Jameson made a motion to allow Greg Allen up to \$75.00 to purchase new software. Cathy Gildner seconded the motion and it was approved unanimously.

### New Correspondence

Ken Rausch received a phone call from Jimmy Dolittle. He has three food trucks he would like to bring into the park. It was suggested that he might bring them in on Saturdays when the Vets are not offering their lunches. A question was raised as to whether these events should be linked to the Social Committee.

FPL Customer Appreciation Day is December 16 at 10 a.m.

Additions to the secretary's duties were suggested including the copier quarterly report and the BOD plaques.

The next HOA meeting is December 5, 2023. Denny Jameson will be the timer for the HOA meeting.

The next BOD meeting is December 29, 2023.

### BOD Comments

Cathy Gildner reported that the resident's appreciation day was successful. Robert Lacob reported that he signed up new members.

Tom White wants to remind people to join the FMO.

The meeting recessed to Executive session at 11:00 a.m.

The meeting reconvened and adjourned at 11:55.

Respectfully submitted,

*Shelley Chick-Gravel*  
Secretary

