

**Club Rio Board of Directors Meeting**  
September 1, 2023

The Club Rio HOA BOD meeting was called to order at 9:15 a.m. by President Ken Rausch in Club Rio.

**ROLL CALL**

Present: Ken Rausch, Denny Jameson, Cathy Gildner, Robert Lacob, Kenny Kline, Tom White and Dick Wood.

Not Present: Dennis Boyd and Tim Webb

**MEETING MINUTES**

The minutes of the June 28, 2023, BOD meeting were unanimously approved.

Concerning the minutes of the HOA Meeting on June 6, 2023, Tom White noted that the section discussing changes to the prospectus that stated the BOD would provide Tiffany with specific verbiage, should be changed to the HOC will provide specific verbiage. With the changes made to the HOA minutes of June 6, 2023, a motion was made and seconded to accept the minutes. The minutes were accepted unanimously.

**TREASURER'S REPORT**

President Ken Rausch, reported for Dennis Boyd the following for the period from June 23 to Aug 23, 2023 the following: current month's income: \$814.71, current month's expenses: \$638.10 leaving a profit of \$176.61. The money in the checking account is \$22,296.00 and the total HOA monies is \$50,863.31. A copy of the report is in the display cabinets at both clubhouses. A motion was made by Cathy Gildner and seconded by Denny Jameson. The report was unanimously approved.

**RESIDENTS IN ATTENDANCE**

Keith Looney discussed the proposed rule about displaying flags in the community.

Greg Allen asked the BOD to consider putting announcements on the Facebook page.

**HOA COMMITTEE REPORTS**

**HOMEOWNERS COMMITTEE**

The HOC met about the proposed changes in the prospectus including discussing the issue of the displaying of flags in the community. The HOC is opposed to zero scaping. There will be another HOC meeting on Friday.

## **SOCIAL COMMITTEE**

Anne Rausch reported for the Social Committee. There will be a Halloween party. Many ideas are being considered for a Super Bowl party. A home coming- resident's appreciation event has been suggested for November. All clubs will be asked to participate to encourage residents to participate in other events. The HOA can afford the party but Anne is going to approach Tiffany to request money from SUN. Tom White made a motion to support the party and Cathy Gildner seconded the motion. The motion was approved unanimously. Other plans include the Hacienda 500 and a pancake breakfast.

## **MEMBERSHIP COMMITTEE**

There are currently 284 members of the HOA

## **NEW RESIDENTS COMMITTEE**

Sue and Patty presented a revised form for new residents. Denny Jameson made a motion to accept the changes and it was seconded by Cathy Gildner. The form changes were approved unanimously.

## **NEWSLETTER COMMITTEE**

No report.

## **DANCE CLUB**

An issue was reported concerning a resident wanting a private party with a donation of \$1 per dance with the event advertised in the newsletter under the Dance Club.

## **SUNSHINE COMMITTEE**

No report.

## **UNFINISHED BUSINESS**

None.

## **NEW BUSINESS**

## **CORRESPONDENCE**

A letter was sent to Dave Gallant and the veterans regarding the sale of hot dogs.

A letter was sent to Maurice Lepieux concerning the burial of propane tanks. It explained that the BOD has no jurisdiction over this issue.

A letter was sent to Volusia County Water and Sewer regarding the problems with the pump station. Volusia County responded that SUN damaged a pipe and is responsible for the repair.

## **PROSPECTUS REVISIONS**

Discussed the issue of the removal of the nature trail and it was determined that SUN should have gotten approval before its removal. The revision that requires that lots be brought to green was discussed. The HOC sent a letter to Tiffany approving the changes in the prospectus. However, Ken Rausch signed it as President of the BOD. He was acting chairman of the HOC when he wrote the letter. A motion was made by Tom White to send a letter to Tiffany stating that the BOD had not approved the changes. It was seconded by Kenny Klise and approved unanimously.

A nominating committee and election committee need to be formed for elections in January. A chairman is needed.

The HOA meeting is September 5 and the BOD will meet with Tiffany Najera at 1 on the 5<sup>th</sup>. The next BOD meeting is September 27 at 9 a.m.

Connor Flores from the FMO will talk for ten minutes at the October HOA meeting. He will bring refreshments.

Maria K will provide a medicare review at the November HOA meeting.

## **BOD Comments**

None.

The Board went into executive session.  
The Board adjourned from session.

The meeting was resumed.

There was no further discussion.

The meeting was adjourned at 10:44 a.m.

Respectfully submitted,

*Shelley Chick-Gravel*







