

BOARD OF DIRECTORS MEETING DECEMBER 31, 2024
CLUB RIO HOMEOWNERS ASSOCIATION, INC.

CALL TO ORDER: Meeting called to order by President Denny Jameson at 9:05am

ROLL CALL: Taken by Linda Bennett. Present were President Denny Jameson, 2nd Vice President Cathy Gildner, Directors Cheryl Davis, Bob LaCob, Ken Rausch, Dick Wood and Secretary Linda Bennett. 1st Vice President, Tom White was absent.

APPROVAL OF THE PREVIOUS MINUTES: Cathy Gilder made a motion, seconded by Cheryl Davis, to approve the minutes from the November 30th meeting. Motion carried.

MEMBERSHIP IN ATTENDANCE ASKED IF THEY HAVE ANYTHING TO DISCUSS: Denny introduced David Knapp, a new resident from TN, who was in attendance. Gregg Allen stated that Maintenance was slow. He asked if we could put pressure on Tiffany. He already left a note for Jose. The contractors are overwhelmed. The front gate is not working properly. If the gates fail, they have to be left open for emergency personnel. Gregg's main concern is response time. Ken will bring it up at the next meeting with management. Cheryl didn't understand why they couldn't discuss maintenance at the BOD/Mgmt meetings. Bob questioned why SUN is not following up on the barbed wire issue in the Boat Yard. Apparently, they only installed barbed wire on part of the fence. Denny told him to take it up with Sun as the Boat Yard is not an HOA problem. Denny stated there will not be an election. It will be by acclimation. He introduced Bob Karvonen and Gregg Allen as new board directors.

TREASURER'S REPORT: Bob LaCob reported he had approximately \$100 to be turned into the Treasurer, and Greg Allen has approximately \$200. Denny said the \$500 from Sun is the advance payment for Easter hams. He didn't think we'd be getting any more from them. Denny will pass on this information to Dennis. Miscellaneous expense is for Sara's software for her computer, which has not been purchased. Also, under Legal Fees, there's a \$250 retainer fee, plus \$499 for Beneficial Owner Information (BOI) filing. We will be using the debit card for expenditures. If you need to use the debit card, you need to let Sara know. We need new check signers, which will have to meet at Truist, located on Saxon, on the same day. The new signers are Ken Rausch, Cathy Gildner, Sara Bacon, Denny Jameson and Gregg Allen. The credit card, issued to Ken Rausch and the HOA for \$10,000, has been cancelled. Bob LaCob made a motion to accept the Treasurer's report, as presented, seconded by Cheryl. Motion carried. Dennis and Sara will meet to pay taxes due.

COMMITTEE REPORTS:

Homeowner's Committee Report: Nothing to report. Minutes were sent out. Denny asked for approval of the minutes which he compiled, from the BOD/Management meeting. Cathy made a motion, seconded by Cheryl. Motion passed.

FMO: Ken passed out a copy of the FMO Town Hall Question Recap to the BOD members. He pointed out that the responses were not from attorneys. Denny mentioned that someone in the Winter Edition of the FMO magazine questioned whether all board members had to submit their personal information for the BOI. The answer is no, as they don't own 25% of the homes in the park. Denny has requested an exemption from filing BOI. Ken pointed out that there was some confusion with emails as our attorney's last name is Stanton, and the FMO Board of Directors representative's last name is also Stanton. Ken reported we had ten new FMO members. Sara questioned whether she had to join the FMO. She does not.

Social Committee: Laura Grogan reported the Christmas Party had a total profit of \$429.08 and the Pancake Breakfast netted \$274.59. She stated there was no New Year's Eve Party.

Membership Committee: Bob will sell 2025 memberships at the next HOA meeting. We have 302 members, of which 76 are free. He will continue as Membership Committee Chairman. Denny thanked Cheryl and Bob for their participation on the Board.

New Residents: No report.

Newsletter: Gregg will put a copy of the membership form in the newsletter. The printing company can't promise the newsletter before the last day of the month. Also, they can't print our classified ads. They're trying to find a way to work around that. He reported the ads are paying for ½ of the cost. Sun will be invoiced for \$600 for their space in the newsletter. The person who was interested in taking over the newsletter has backed out. Gregg will continue to do it until they find someone else. Cheryl questioned whether a non-resident could do it. Gregg will make an announcement at the next HOA meeting that we're still seeking someone for the position. Cheryl asked what program was used to produce the newsletter, and Gregg said he was using Microsoft Word. The calendar uses a different program. Denny would like Cheryl and Gregg to meet to discuss other options for the newsletter. Denny asked Steve Kenworthy if he would assist Sara in setting up her computer. She will be using a version of Quicken.

Sunshine Committee: No report.

Website: Steve Kenworthy reported there were only 4 or 5 people going to the website per day. Cheryl asked if we could post pictures of the various events. Steve said there was a section for pictures, with a limitation of six pictures per event. He would only like the final product of the minutes. Denny explained that they have to be draft until they are approved.

Care Center: No report.

Any Other Committee:

Pickleball: The Pickleball Club went defunct. Diane Smith and Steve Kenworthy would like to reinstate it and change the name of the club to Hacienda Picklers. They meet Tuesday, Thursday and Saturday from 8 – 11am, and Wednesday nights. They would like the board to sanction the club. There are no dues. Denny told Diane if she needed money, there was a form to be filled out and submitted to Sara. Denny shared that Dennis has a lot of files, pertaining to the HOA, which he inherited from Ken. Cheryl and Ken will bring the old files to the HOA office for filing. Denny asked if the water problem, at the Pickleball courts, had been resolved. Because of the recent rain, Diane wasn't sure. Cheryl made a motion to reinstate Hacienda Picklers, seconded by Dick. The motion carried. Diane is the president.

Old Business:

Printing of Newsletter: Discussed above.

Statement of Dispute – Continue? Dick said 447 have been received. He has about six or eight that have to be looked at. They have about 50% but still want to continue to get them. At one point, a suggestion was made to go door to door to get signatures. Denny suggested we continue to put it in the newsletter and have a drive to get some volunteers to go door to door. Steve said he could come up with a logo to get the attention of the community. Cheryl wanted to know what the HOA had done. She cited that we fought for the library in Club Lago. Plus, we had the fence put up. Laura suggested we put in the newsletter what the HOA of Hacienda does vs what the more expensive HOA's do. It was suggested we create a Facebook page with no comments allowed. Denny said there was a document in the Welcome Committee Packet that stated what an HOA can and cannot do. He asked Ken to get a copy. Denny said we have to get our HOA membership up to show SUN. Cheryl suggested we find a slogan to get new members. Denny suggested we get people from the HOA meetings to help with our endeavors, i.e., someone to document when the hot tubs are down, when the gates are down, etc. That's what he would like to see happen. Denny needed a motion to approve the \$499 he spent on the BOI filing. Dick Wood made the motion, Cathy seconded. Motion carried.

Financial Crimes Network – BOI Filing: Discussed above.

New business:

Election Process: At the next HOA meeting, Cathy will make a motion for election by acclamation, the new, and or, returning Board directors. At that time, we will recess for Executive Session to elect the new officers. Bob and Cheryl will coordinate the vote to approve the budget. Cheryl reminded everyone that the HOA members will have to have cards to vote. Voting slips will be available from her. Denny asked Bob and Cheryl to turn in their keys at the next HOA meeting. Bob will keep his keys as he's the Membership Committee Chairman for 2025.

Treasurer Continuation: We need to take a vote at the next HOA Executive Session to appoint the Treasurer and Secretary again.

Approval of Attorney Retainer: Denny sent a copy of an email from Mr. Stanton, our attorney, asking for a retainer and to be the registered agent for 2025. He also stated that his fees were \$300 per hour for his time, \$250 for associates, and \$100 for paralegals. A check has been cut which Denny will send to Mr. Stanton, along with the legal name of the association, the contact information, and the park owners. He will do that by mail, after Tuesday night's election. He will also let him know who the new officers are. He needs a motion to pay the 2025 retainer. Ken made the motion to continue with A. J. Stanton, as our attorney, accept the conditions stated in his letter, and send him the \$250. The motion was seconded by Bob and carried.

Board Comments:

Cathy said it was a pleasure to serve on the Board with Bob and Cheryl.

Ken stated he felt we should make a motion to accept the rent increase and not to pursue any further action. Denny said the time to object has passed. Denny reworded the motion, saying, as the Board and the HOC, we have decided not to pursue any further action in opposition to the rent increase. Cathy seconded. Ken also said the budget that appeared in the newsletter appeared to be incorrect. Denny didn't have the paperwork with him so couldn't address Ken's concern. He will follow up. Cheryl said she had reviewed some old minutes and just wanted to bring up some things we had talked about i.e., the petition, tip jars at parties, air in BOD room, no hot water in Club Rio except for the handicapped bathroom. Denny said regarding the

hot water situation, Sherry, from Sun, said they would look into it. This may have happened when Wallschlaeger's remodeled. Cheryl went on to say they voted in New Jersey Club, dumpster lock, horseshoe pits, and the library. We have the library because of the HOA. We still don't have a nature trail. She asked about the status of the audit. Denny said that Rose is still doing the audit for 2023. The documentation for 2024 will go to her sometime within the next week. Cheryl suggested we add to the 2025 agenda that we get documentation to Rose Hulse in November. She questioned the outcome of the meeting with Tiffany regarding the Christmas decorations. Denny said Sun hasn't done a very good job of decorating, and Laura and he decided that the HOA would take back the decorating. We still have the decorations. Cheryl went on to say she thought we should add another item to the agenda, correspondence, in case someone received a letter or a thank you card, etc. The correspondence should be read to the Board. She also noticed that financials were sent to additional people, i.e., Laura, Steve. She asked about the Resident Directory. People should get the information to Tish. She felt that only the Board should have access to the Care Center. She thanked the Board for her appointment.

Meeting adjourned at 11:32am.

Respectfully submitted, Linda Bennett, Recording Secretary

DRAFT