

CLUB RIO HOMEOWNERS' ASSOCIATION MEETING

April 2, 2024

The meeting was called to order at 6:00 p.m.

ROLL CALL

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

Not Present: Dennis Boyd

Denny Jameson reported on information received from Jose Lugo. Installation of the pool heaters at the Rio Pool should be completed by the end of the week. (Denny incorrectly stated it would be completed by the end of the week).

OPEN FORUM

Discussion during Open Forum included questions concerning specific details concerning the problems with the piers. Sun's engineering company closed the piers. Pylons are broken and rotting as well as other issues. Repairs following the 2016 hurricane were before Sun owned the property. The Board will try to negotiate a reduced rent increase based on lack of use of amenities. A question was also raised concerning the cleanliness of the Rio Pool area.

MINUTES

The March 5 HOA minutes were approved as provided.

TREASURER'S REPORT

The Income and Operating Report through 2024 was discussed. The current Treasurer's Report was approved as posted.

HOA COMMITTEES

HOC

The Board selected Denny Jameson as chair of the HOC. He will be selecting members for the committee from the Board as well as residents of the community. The committee will meet to discuss next year's rent increase, the prospectus and rules and regulations. Laura Grogan and Steve Kenworthy are interested in continuing as members of the committee. Greg Allen, Bob Karvoronen, and Peg Tanner expressed an interest in being members of the committee.

FMO

Ken Rausch presented information for House bill 613 has been presented to the governor for a signature or veto. This bill concerns negotiation and requests for mediation between park owners and residents, and also addresses issues for live in health care aide.

New Residents Committee

Patty Tacey provided the names of new residents.

Membership

There are currently 202 members of the HOA. Twenty of the memberships were free.

Social Committee

Anne Rausch reported that the Easter Dinner was a success. Upcoming events include a Spring pancake breakfast, and a Pizza and music event on the 27th which will be cosponsored by Sun. Tickets will be on sale April 8. The pancake breakfast will be \$7. And the pizza event will be \$4. There will also be a Kentucky Derby party on May 4.

Sunshine Committee

Mary Healy reported that get well cards were sent to Mary Jean Povlock, Byron Devan, Jerry Wells, Sandy Davis and Lindy Parker. Sympathy cards were sent to the families of Timothy Weatherly, Chris and Abby Willey, Carol McCaffrey, Linda Crobons, and Mary Parker.

Newsletter

Greg Allen reported that he will be going on a trip and would like information for the May calendar to be submitted by April 11.

Website

Steven Kenworthy reported that the website is only averaging 5 visits a day. There is a lot of information on the website. Please read it.

Care Center

No report.

The Board recognized the contributions of Dennis Boyd, Steve Kenworthy, Greg Allen and Shelley Chick-Gravel.

UNFINISHED BUSINESS

The use of the HOA office will remain the same. However the Board is considering other uses for the room including use by HOA committees and clubs.

Hopefully the Rio Pool will be open Friday.

NEW BUSINESS

Repair of the piers is in Sun's hands. A plan needs to be developed and will include an engineering study as well as input from the Army Corp of Engineers, the Coast Guard and the City of Edgewater.

Lloyd Jones asked residents to support the FMO by joining.

Peg Tanner, the Cat Lady introduced herself. She traps feral cats and has them neutered. If you are having problems with a cat, contact Peg or the office.

BOD COMMENTS

Cheryl Davis reminded residents that severe weather is forecast for tomorrow.

Dick Wood reported that some residents on bicycles and golf carts are not stopping at stop signs. Be safe.

Tom White reported that party hosts will be given a key to adjust room temperatures as well as a key for the dumpster.

Cathy Gildner reported that Jose Lugo will be conducting home inspections. There is a good Samaritan group that will assist people in sprucing up their home.

Ken Rausch thanked the Lawlers and the Malones for their help with the Easter Dinner while he was ill.

Denny Jameson reported that a shade has been ordered for the dog park and work on the water line continues. Jose Lugo is drafting written directions for the TV's. Grab bars are on order for pillars at Club Rio. There will be sign at the front entrance, there are no details as to the type of sign. A new oven has been ordered for Club Rio. The stove works.

CLUBS

Garden Club

Tish Michelson announced upcoming events for the Garden Club. She also asked for recommendations for Garden of the Month.

Pickleball

Diane Smith reported on the recent tournament.

Fishing and Boating

Artie Engler reported for the Club. The Club participated in Fun Day. He reported on past events. Unfortunately, the piers are now closed indefinitely. Members of the club will be kept abreast of developments. The Club leaders are reviewing many suggestions and ideas.

Veterans

Dave Gallant reported that the Club has a new trailer. He thanked residents for their support. For more information check the newsletter and the website.

New York Club

No report

Ohio Club

There is an upcoming planning meeting check the website for details.

Red Hats

Nancy Rickard reported that the Red Hat's lunch will be at Chases. If interested in joining, contact Nancy or Sue White. Dues are \$10. a year.

Hacienda Dance Club

Evelyn Wright reported on upcoming lessons and the next Moon Dance.

Shuffleboard

Dick Wood thanked the volunteers that worked on Fun Day.

Pennsylvania Club

Diane Smith reported for the Pennsylvania Club. There was a good turnout for the March meeting, that included a cook out. The next meeting is April 19 at Goodrich's at noon for lunch. Please text Diane Smith by April 17 if you are planning to attend.

New Jersey

Debbie Wasek reported for the newly formed club. The first meeting will be April 7 at 1 p.m.

Thai Chi

Alexandria has returned and classes will continue.

WOW Club

Upcoming events were announced.

The meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Shelley Chick-Gravel

Secretary