

**MONTHLY MEETING DECEMBER 3, 2024**  
**CLUB RIO HOMEOWNERS ASSOCIATION, INC.**

**CALL MEETING TO ORDER:** Meeting called to order at 6:00pm by President Denny Jameson.

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE:** Led by Denny Jameson.

**ROLL CALL:** Present were President Denny Jameson, 1<sup>st</sup> Vice President Tom White, 2<sup>nd</sup> Vice President Cathy Gildner, Directors Cheryl Davis, Bob LaCob, Ken Rausch, Dick Wood, and Recording Secretary, Linda Bennett. Absent was Treasurer, Dennis Boyd.

**REMARKS BY TIFFANY:**

Jose Lugo, representing Tiffany, said the Army Corps of Engineers has approved the permits for both piers. Permits still need to be approved by St. John's River Authority, Volusia County in the state of Florida. They are working with the HOA. If you're hosting an event at the club house, reach out to Jose if you have issues. They will be performing an audit of the streetlights.

**APPROVAL OF MINUTES FROM PREVIOUS MEETING/CORRECTIONS:** The November meeting minutes were approved by Artie Engler, seconded by Gregg Allen.

**TREASURER'S REPORT AND APPROVAL FOR NOVEMBER 2024:** In Dennis Boyd's absence, Denny reported that there was a balance of approximately \$50,000. Motion to accept the report was approved by Belinda Allen, seconded by Laura Grogan.

**NOMINATION COMMITTEE:** There are four openings on the board. Cheryl and Bob are not running for reelection. Greg Allen, Bob Karvonen, Denny Jameson and Tom White are running. There were no additional nominations from the floor, so the nominations were closed.

**ALTERNATIVES REMAINING TO OPPOSE THE RENT INCREASE:** Denny surmised the phone call he received from our attorney, which basically said, we could pursue mediation. Mediation is not binding. The hurricane damage is something that Sun could not have perceived. We can only file suit for the downtime of the hot tubs. The South pier will be repaired, and the North pier will have to be redone. We do not have any recourse for the pools. We are not a true HOA, we are a social organization. We can only file for the downtime of the hot tubs. To do this, we would need to specify the number of days the hot tubs were down, and what the total value was compared to your total rent. The attorney asked, Number 1, Do we have the financial means? Number 2, Do we have Community support? We need a minimum of 50%+1. We need 404 signed Statement of Disputes. We are falling behind on paid HOA membership. We have approximately 290 members of which 70 are free. Number 3, What kind of relationship do we have with Management? The Board has a good relationship with Management. Our rent is comparable to similar communities. Denny asked for input from the audience. The following offered their comments:

**Sebastian Valera** stated the amenities we pay for get brushed off. It's not a money issue, it's the principle. He thinks we should stand up and say we're not going to take it.

**Ron von Rapacki's** concern was, if we go to mediation, do we have enough funds. Are we going to be assessed? Denny replied the lawyer is approximately \$300 per hour, plus travel. He didn't know what the mediator would cost. Tom White said they were paid by the hour. There can't be any assessment.

**John Healy** stated that if we go to war with Sun, they will bury us in paperwork. He felt we needed at least \$100,000 to go to mediation.

**Rose Hulse** felt we should go to mediation. She asked if anyone had looked at other Sun communities in Florida, to see if their maintenance is as bad as it is here. She also stated that the hot tubs were not the only amenity we lost, the piers are just as bad a loss.

**Peg Tanner** agreed with what was said but didn't think it was worth going to mediation.

**Bob Baydale** thought we should contact other Sun communities to see if they have the same issues. Get a group to go against Sun for leverage. Denny stated that he and Ken Rausch attended meetings with other Sun communities, however, nothing ever came of it.

**Elsie Hayrabedian** asked why mediation wasn't binding. If we go to mediation, it will show Sun that we are sincere about what's going on. Denny said the non-binding mediation is a state law.

**Teresa Amshay** asked if there was a time frame to do this? Denny replied that we have until December 16<sup>th</sup> to request mediation.

**Gregg Allen** said maybe we need to do this to show we are a community that wants results. We need to sign the Statement of Dispute and become a paid member of the HOA.

**Jim Eichinger** thought we should know the cost of this mediation. He also thought the \$5.00 HOA fee was ridiculous. He thought it should be more.

**Vickie Pfeiffer** wanted to know if we had checked with the FMO in Tallahassee.

**Kat Charlton** asked how long it took to get the \$50K. Denny answered, since the HOA was formed in about 1990. Ken Rausch said the majority of the \$50,000 was the result of a gift by a former resident to establish a fund to purchase the park or for legal fees. Kat suggested maybe it's time to reconsider raising the HOA fee.

**Diane Smith** stated that we need to send a message to Sun. Also, if we file, Sun could raise our percentage.

**Betty Surowiec** said she thought the previous mediation was about \$35,000, but at the end, what did it get us?

**Mary Heasley** thought we need to pick our battles, find another way. She said 5% is what we signed up for. She couldn't see us depleting our money.

**John Healy** said we're wasting our time.

**Jim Blaney** said part of the problem is, what are the qualifications of the people who work here? The quality of our service is what needs to be questioned.

**Jay Cramer** said one of the things his wife and he saw when looking for a place to live was the pride residents took in their homes. We have an island oasis so we should enjoy the amenities.

**Rose Hulse** asked if somebody could find out what mediation costs? We should at least go to mediation.

**Marge Hackbark** said she couldn't find an apartment for what she pays here. It's time to call it a day and wait until next year.

**Al Lepore** said, "look at what Sun has done." We should have a say in their plans and their repair schedules.

**Bob LaCob** doesn't feel the maintenance people are qualified. Sun fired all the maintenance people when they came in.

Denny summed up the meeting by saying that the residents present agreed by consensus for no lawsuit or mediation, and the consensus of the group was that we do nothing more this year.

**Any Residents Comments or Questions (not rent related):**

There were none.

**COMMITTEES REPORTS:**

**Homeowners Committee:** Denny has already reported.

**New Residents :** Sue White reported there were six new residents.

**Membership Committee:** Bob LaCob reported we now have 296 members.

**FMO:** Ken Rausch gave an update on the current happenings with the FMO, including the fact that the prospectus should stay with the house. Citizens Insurance will require you to have flood insurance beginning in 2027. They also discussed rent increases. He encouraged everyone to join the FMO.

**Social Committee:** Laura Grogan thanked everyone who supported the Thanksgiving dinner, which was a great success. The Golf Cart parade is on Saturday, starting at 3:45. Hot cocoa and cookies will be provided for the participants after the parade. Christmas party tickets, which are \$20/pp, will be on sale until this Friday as will the Pancake Breakfast tickets.

**Sunshine Committee:** Mary Heasley reported that Get Well cards were sent to Eugene Carpenter, Joan Carpenter, Bill Barry, Evelyn Wright, Jim Costello, Jeanie Everest and Donny Chappell. Sympathy cards were sent for Pat Laumer, Patti Doran, Marty Wolfgang and Eileen Allen (mother of Susan Butler and Barb Massimo).

**Newsletter:** Greg Allen asked that you please submit articles as soon as possible, so that the newsletter can go out as soon as possible.

**Website:** Steve Kenworthy gave the address of the website: clubriohoa.org

**Hacienda Care Center:** Bruce Carroll had nothing to report.

**Election Committee:** No report.

**UNFINISHED BUSINESS:**

Denny thanked Laura Grogan for collecting the Statements of Dispute. Bruce Carroll reminded everyone of the Toys for Tots program. A Certificate of Appreciation was awarded to him for his help in running the Care Center.

**BOARD OF DIRECTORS COMMENTS:**

Cathy Gildner wished everyone a Merry Christmas. Ken Rausch thanked Tiffany and staff and the Maintenance staff, plus John Meyer. Bob LaCob said that Management doesn't want bad publicity. Denny said, if you have a problem, fill out the form, and give a copy to the Board. Clubs, when you're giving your updates, do not repeat what's in the newsletter.

**Garden Club:** Vickie Pfeiffer reported their next meeting will be December 11<sup>th</sup> at 1:00pm at Club Rio, with a light lunch and cookie exchange. There will be no December trip. They made \$824 on their plant sale. The Garden of the Month was awarded to Charles and Beth Kay, 185 Casa Grande. Dr. Bob Fechtenburg is asking for flowerpots. At the January 8<sup>th</sup> meeting, a representative from UF Extension will do a presentation on pruning bushes and trees. The January trip will be a Long Leaf Pine Eco Boggy Tour.

**Fishing and Boating:** Artie Engler reported on their tournaments. If you want to join this club, see John Meyer. Next Tuesday is their election.

**Veterans:** Dave Gallant reported on their activities and thanked the Board for what they do.

**New York Club:** No report.

**Ohio Club:** Mary Heasley said there will be a catered Christmas Dinner for members only. See the Newsletter for details. In January, there will be Paddle Bingo plus a pie contest. She received a letter from the Forgotten Soldiers Outreach thanking us for our generous donation. She thanked the Garden Club and the Veterans Organization for their cash donations of \$100 each.

**Health 911:** Per Susie Martenson, there will be a January 9<sup>th</sup> class on Eating for Health.

**Red Hats:** Cathy Gildner said that everyone enjoyed lunch today. The next meeting will be held January 14<sup>th</sup>. Denny stated that the clubs need to let Tish Michelson know who the new presidents will be before mid-January.

**Dance Club:** All the information is in the Newsletter.

**Shuffleboard:** Dick Wood said they play on Thursdays and Saturdays at 10:00am.

**Pennsylvania Club:** Information is in Newsletter.

**New Jersey Club:** If you would like to join, the information is in the calendar. There will be a Christmas Dinner on December 17<sup>th</sup>.

**Other Clubs:**

**Pickleball Club:** Diane Smith reported they will have a party at Club Lago. Denny asked her to submit information to the Board so they could be approved by the HOA. He also told her they would be putting in a soaker line.

**COMMENTS OR QUESTIONS BY ANYONE PRESENT:**

Mary Heasley asked that everyone pick up after their dogs.

Dave Gallant asked where the park Christmas decorations were. Denny said Sun will be doing the decorating in the front.

Gregg Allen told the audience he will be presenting a Homeowner's Safety Class on February 8<sup>th</sup> at 9:30am.

**50/50:** There was no drawing held.

Meeting was adjourned at 7:37pm.

Respectfully submitted,

Linda Bennett, Recording Secretary

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