

**MONTHLY MEETING MARCH 4, 2025**  
**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 Gregg Allen, Bob Karvonen, Ken Rausch, Dick Wood, Treasurer Sara Bacon and Recording Secretary Linda Bennett.

**REMARKS BY TIFFANY:** Tiffany advised the residents that the paper towel dispensers in the restrooms have been replaced with hand dryers. There will be a Health Fair on April 19th, which will be held in conjunction with Fun Day. There are 13 houses on order for the expansion. She will be doing home inspections, looking for the following: a clean house, does it need painted, is there clutter and are there weeds? There is a current audio/visual IT issue, for which she's requested Sun's help. She stated that she's perfectly fine with the residents doing some fact checking. There have been no permits issued and won't be until work on the piers commences. Permits have an expiration date. They do not have a contract with Cove Point and won't until work starts. Cove Point is taking care of the docks, not the piers. Sun is making the boat ramp as accessible as possible without putting the workers in danger. They do not have a set date for starting the work. Supplies are no longer an issue.

**GUEST SPEAKER:** Eric Rainbird, candidate for City Council, gave his vision for the community and asked for your vote.

**APPROVAL OF FEBRUARY 4, 2025 HOA Minutes:** There were no additions or corrections. Tish Michelson made a motion to approve the minutes, seconded by Ron Von Rapacki. Minutes approved.

**TREASURER'S REPORT AND APPROVAL FOR FEBRUARY 2025:** Copies of the report were on the tables. The motion to approve the Treasurer's report was made by Laura Grogan, seconded by Marge Hackbart. No discussion. The motion passed.

**RESIDENT'S COMMENTS OR QUESTIONS:** Denny said that there were rumors going around that Sun was going bankrupt. Their stock is down, but the rumors are not true. Marge Hackbart stated it was all over FB about golf carts being driven on the sidewalks. She said that issue needs to be addressed. Tom White said if the sidewalk is four feet wide, it's legal to drive on the sidewalks. Ed Fisher commented on the north pond being disgusting. Denny stated there are fountains for both the north and south pond, which should be installed in the near future. Elsie Hayrabedian said they were not going to put a fountain in the north pond. They have two aerators. Denny said that information has now changed. Tom White read information regarding the propulsion system.

**COMMITTEE REPORTS:**

**Homeowners Committee:** Denny reported that the Board, in the next couple of months, is going to select individuals to serve on the committee. They try not to have Board members. If you're interested, please attend the next Board meeting.

**Membership Committee:** Bob LaCob reported we have 127 paid members.

**New Residents:** Sue White introduced three new residents.

**FMO:** Ken Rausch said there's an initiative to help those residents who are having trouble paying their rent. Contact your representative. It's House Bill 710. He's attending an online Learning Academy on Legislative Process. There are currently 39 FMO members in the park. Denny suggested residents contribute to the FMO, as it may have more effect on your living than any of the political candidates you may make contributions to.

**Social Committee:** Laura Grogan gave a shout out to those who supported the Hacienda 500. See the Newsletter for upcoming events. We're going to start having assigned seating at the events.

**Sunshine Committee:** Gregg Allen reported for Mary Heasley. Get well cards were sent to Cheryl Bryant, Gene Montano, Linda Bennett, Dave Dunn, Nancy Webb, Muriel Healy, Sheila Crawford and Mike Tamilio. A sympathy card was sent for Peter Hines.

**Newsletter:** Gregg Allen said he did this month's newsletter as he was busy working and couldn't get together with Carole Brasfield. He will be working with her to get her transitioned. Her email address will remain the same as the one Gregg has been using.

**Website:** Steve Kenworthy echoed what Laura Grogan said about checking the Newsletter.

**Hacienda Care Center:** Sue White asked that you contact the Care Center if you need something. John Meyer and Mike Mickelson will meet to get the air conditioners, which were bought by Sun, installed.

### **OLD BUSINESS:**

**Newsletter:** See above regarding Carole Brasfield's email address for the Newsletter.

**How can we increase membership and HOA attendance?:** Based on Denny's request in the Newsletter, he received an email which was a complaint from a resident who had attended two parties and did not like the food. They haven't attended any event since. Elsie Hayrabedian said she reached out to several people, and the reason they didn't attend the HOA meetings was because it was at 6:00pm, which was their dinner hour. She asked if the Board would consider moving the time back to 7:00pm. Denny asked the audience if they wanted to change the time, and the response was overwhelming to leave the time at 6:00pm.

**Homeowner's Committee: Volunteers to represent the HOA with Sun:** See above.

Tish Michelson reported she is not taking anymore changes to the directory. She's hoping it will be here the second week of April. Any changes will be in next year's directory. Diane Smith questioned how residents could get the directory if they weren't here. Tish asked that they contact her.

**NEW BUSINESS:** No comments.

### **CLUBS: Promoting, not repeating Newsletter, please:**

**Garden Club:** Vicky Pfeiffer said they were asked to reschedule their next meeting due to a Celebration of Life. The meeting has been moved to Thursday, the 13<sup>th</sup> at 1:00pm.

**Fishing and Boating:** Brien Hackbart stated that they meet the second Tuesday of each month. Their dues are \$10.00 per person. They have five social events each year. There are several tournaments during the year. The next event will be their picnic on April 26<sup>th</sup>. April 8<sup>th</sup>, a representative from Florida Fish and Wildlife will be here.

**Veterans:** Dave Gallant has old Newsletters available, if anyone wants to see them. On March 11<sup>th</sup>, they will have coffee and donuts for the National Cemetery presentation. On Saturday, they will have sausage sandwiches available. The Membership Committee will be there. Peg Tanner asked if the Veterans were still collecting cans, and Dave told her no.

**New York Club:** Bud Lawlor said the information is in the calendar.

**Ohio Club:** Kathy Hathaway introduced herself as the new president of the Ohio Club. She gave details about the club and said the information is in the Newsletter. The club has a Facebook page.

**Health 911:** Susan Martenson reported they will have a repeat presentation on NASA Spacesuit History, March 19<sup>th</sup> from 6:30 to 8:00pm at Club Lago. On the 20<sup>th</sup>, there will be a presentation of "The Importance of Breathing" from 9:00am to 10:30am at Club Lago. There will be an IT popup on March 24<sup>th</sup> from 1:00pm to 3:00pm, kitchen side at Club Rio. Bring your laptop, iPad, phones, etc. Pre-registration is required. On the 27<sup>th</sup> there will be a popup of "Eating for Maximum Health" from 10:30am to 12:30pm, at Club Lago. Bring healthy recipes. Pre-registration is required. On April 12<sup>th</sup>, a CPR class will be held from 9:00am 'til 11:00am. The class is limited to 16 people. The Edgewater Fire Department will be here in April for a presentation. A date has not been set. They will not be able to provide you with a new smoke alarm, however, there will be signups to have them check your present smoke alarm. Susan is waiting for a confirmation date.

**Red Hats:** Nancy Rickard reported the information is in the Newsletter.

**Dance Club:** No report.

**Shuffleboard:** Dick Wood reported, it's in the calendar.

**Pennsylvania Club:** Diane Smith said to see the Newsletter.

**New Jersey Club:** It's in the Newsletter.

**Pickleball Club:** Diane Smith stated there would be a tournament on the 29<sup>th</sup>. Signup on Tuesdays, Thursdays or Saturdays during Pickleball time. See the Newsletter.

**Other Clubs:** No reports.

**BOARD OF DIRECTORS COMMENTS:** Ken Rausch thanked Mary Heasley for her five years as president of the Ohio Club. Gregg Allen will be having a special class on generators and hurricane prep on May 17<sup>th</sup>.

**COMMENTS OR QUESTIONS BY ANYONE PRESENT:** Denny asked that clubs and committees get their current information to the Board.

**ADJOURN:** Meeting was adjourned at 7:05pm.

Respectfully submitted,

Linda Bennett, Recording Secretary