

Club Rio Homeowners Association Meeting

April 4th, 2023

HOA meeting was called to order at 6:05 PM by President, Ken Rausch in Club Rio.

ROLL CALL:

Present: Ken Rausch, Tom White, Denny Jameson, Robert Jacob, Tim Webb, Kenny Klise, and Donna Webb.

Not Present: Dennis Boyd and Tom White

TIFFANY NAJERA, MANAGER COMMENTS:

- New felt has been installed on the pool tables in Club Lago
- Club Lago pool area will be opened on Wednesday, April 5th after the floor covering has been completed around the pool.
- Fence installation in the front has been completed except for adding the caps and doing some leveling.
- New fence around the Club Rio pool area will be completed by the end of the week.
- No post-dated checks will be accepted. Can use ACH or pay ahead.
- Please be with guests when they are out in the community.
- There will be an Easter egg hunt on Friday with prizes.
- Please do not be in hot tub longer than 15 minutes. It is not healthy to be in longer. Children should never be in the hot tubs.
- Question – will there be locks on the pedestrian gates? Yes.
- Is anything going to be done about the lack of grass in the large field at Club Rio? There are plans to put down sod in the large field at Club Rio.
- What happens to people who do not comply with violations The person has seven days to correct the violation. If they still do not comply, the complaint will be sent to the attorney. If there is still no compliance, the person is accumulating attorney fees. Eviction occurs when there is no compliance after the attorneys are involved.
- An assistant community manager has been hired to ensure community standards. His name is Wayne Hoffman, and he will start in May.

GUEST SPEAKER:

Ms. Lindsay Lazrovitch, member support representative with Complete Health was present to discuss the services available. See attached flyer.

MEETING MINUTES:

The minutes of the HOA meeting of March 7th, 2023 were approved.

TREASURER'S REPORT:

Ken Rausch reported on behalf of Dennis Boyd that the audit is being completed and the federal income tax return has been filed. See financial report.

CHANGES IN OPEN FORUM SESSION:

A decision was made at the March Board of Directors meeting to have one open session at the end of the HOA meeting instead of the usual two. Any issue can be discussed except personal issues. People will be asked to stop if they begin discussing personal issues.

HOA COMMITTEE REPORTS:

Homeowners' Committee – Tim Webb – The Committee will be filled by next Board meeting.

New Residents' Committee – Sue White/Patty Tacey – reported there were 9 closings on houses in March. There was a New Resident Orientation before the HOA meeting.

Membership Committee – Bob Lacob – reported there is currently 245 members.

Social Committee – Anne Rausch – Thank you to everyone who supports the Social Committee events. Upcoming events are:

- April 9th – Easter Dinner
- April 15th – Free coffee and donuts – Club Rio
- April 30th – Pizza Pool Party and entertainment
- May 6th – Kentucky Derby
- May 7th – EMT Fundraiser Dinner
- May 14 – EMT Fundraiser Pancake Breakfast

Reminded everyone to read the newsletter and check the website for information on upcoming events.

Sunshine Committee – Mary Heasley – Get Well – Debbie Hampton, Lynn Ripley, Kathy Hathaway, Joanne Hadash, Zee Zerillo, Geraldine Hamel, Skip Bennett, Linda Bennett, Sid Davis, Diane Rose and Ed Perdue. Sympathy – Eddie George (Brother of Craig George), Jim Stoll (Brother of Larry Stoll), Howard Van Etten and Mary Ann Barry.

Newsletter – Greg Allen – reminded everyone to submit their information to him as soon as possible to be included in the newsletter.

Website – Steven Kenworthy – reminded everyone to please read the website for information on events and activities.

UNFINISHED BUSINESS:

HOA Suggestion Box – Suggestion box will be left in Club Rio for an additional 30 days. Please put any suggestions for improvement in the box.

NEW BUSINESS:

Dog Park – Management’s design has been approved by the HOD.

Certificate of appreciation – A certificate of appreciation was given to Greg Allen in honor of his work on the monthly newsletter.

Next BOD meeting is March 29th, 2023, 9:00am and HOA meeting April 4th, 2023

BOD COMMENTS:

Denny Jameson – reminded people not to park on the grassy areas with their golf carts because management was serious about chaining off the grassy areas.

CLUB REPORTS:

Garden Club-Vickie Pfiffer – reported April 12th meeting, and the speaker will be Natalie Swanson from the Yarborough Nature Center. April 15th, the Club will go to Williams Blueberry Farm in Mims. May meeting will be on the 10th and the club will visit backyards in Hacienda. The May 17th trip will be to Sunsplash Nursery and Apiary in NSB. The April Garden of the Month belongs to Mike and Susan Barringer at 464 Rio Grande.

Pickleball Club – Steve Kenworthy – encouraged everyone to come out and learn to play.

Fishing and Boating – Artie Engler – reported upcoming fishing tournament on April 15th and a river tournament on the 22nd. Shrimp dinner will be April 29th., November 4th Fish Fry.

Vets – Dave Galant – no report

New York Club – Bud Lawlor – nothing new to report

Ohio Club – the Ohio Club is sponsoring an event open to the Hacienda community and their guests, April 14th on the Victory Casino Cruise. Contact Mary if interested in attending.

Red Hats –

- April 10th – Red Hat’s chapter anniversary
- May 8th – Dinner at FYSH Grill
- June 12th – Auction and pool party

Hacienda Dance Club – Sharon Senuta

- Sunday Evenings – dance lessons at Club Rio 6-7pm
- All full moon events will be held at Club Lago 6-8 pm at Club Lago

- Dance club will be offering Country Western Couples and Line Dancing – 1st and 3rd Sundays of each month will be social dances and 2nd and 4th Sundays will be country western, both couples and line. No partners needed

Shuffleboard – Dick Wood – encouraged everyone to come play

Choir – Cathy Gildner – nothing to – no report

Pennsylvania Club-Diane Smith – working to reorganize club.

FMO- Sheri Tamilio – not present. Bob Lacob did speak about a notice from FMO regarding a bill that will allow RV's into communities like Hacienda. Bob did write a letter to the Congressman sponsoring the bill.

Move It to Music- Alexandria Sietz- Tuesdays 2:00 pm Club Rio - a low impact fitness class for all ages and physical abilities at Club Rio.

Ken Rausch announced that Tiffany Najera will post any Club information on Channel 732.

Rose Hulse – asked if anything could be done about the poor acoustical quality in Club Rio or if the Board could hire a company to do a study on this issue. Ken Rausch responded that Sun Communities owned the property and they would not allow the Board to do a study. He also suggested that Rose come to a Board meeting and discuss the issue. He will also add the issue to the next Board Meeting agenda. Greg Allen suggested using the complaint form and give it to the office.

A resident complained about several flags that people had displayed that contained graphic language and asked if there was anything in the prospectus to address this. There is nothing in the prospectus to address that issue. It was recommended that a complaint form be submitted to the office. The issue will be researched by the HOC.

50/50 DRAWING:

Artie Engle won the 50/50 drawing.

Meeting was adjourned.

Respectfully submitted by Interim Secretary, Donna Webb