

# Club Rio Homeowners Association Meeting

October 3, 2023

HOA Meeting was called to order by President Ken Rausch at 6 p.m.

## ROLL CALL

Present: Ken Rausch, Denny Jameson, Cathy Gildner, Kenny Klise, Robert Lacob, Tom White, Tim Webb, Dick Wood, and Shelley Chick-Gravel

Not Present: Dennis Boyd

Connor Flores, specialized insurance agent spoke to the group about various options for homeowners insurance.

## TIFFANY NAJERA, MANAGER COMMENTS

The North Gate will be closed from October 16 through the 20th. It will not be manned. You will need to use your code.

Residents should use the right lane at the North Gate.

The landscape package for the front of the park has been completed to the City of Edgewater standards. SUN is going to plant additional trees to fill in the area and hopefully reduce street noise. It will be phased project.

It has been difficult finding quality vendors to complete various projects throughout the park. A lot of the projects will be completed in house.

Work is continuing on the expansion at the front of the park. All grounds will have grass and sod.

Work on the South Pier boat ramp will be completed next week. There will be additional safety rope and bumper guards along the catwalk.

## MEETING MINUTES

The minutes of the September HOA meeting were accepted as posted.

## TREASURER'S REPORT

President Ken Rausch the treasurer's report for the period ending for the period ending September 23, 2023, for Dennis Boyd.

## HOA COMMITTEES

### HOC

The HOC has completed its work for the year unless a problem arises.

## NEW RESIDENTS

There are four new residents in the community.

## MEMBERSHIP

There are currently 294 members of the HOA.

## SOCIAL COMMITTEE

The Halloween Party will be October 31. The Ohio Club will be working with the Social Committee. There will also be a Halloween Golf Cart Parade. Save the date of November 18. There will be a Residents Appreciation Day from 2 to 6 p.m. All clubs are asked to have a table and provide information about the clubs. The HOA will provide a small chicken dinner consisting of chicken, potato salad, a cookie and a piece of fruit. Watch the calendar and the newsletter for upcoming events. There will be a Christmas Party on December 7, a Christmas Golf Cart Parade on December 9 and a Pancake breakfast and Toy Drive on December 10.

## SUNSHINE COMMITTEE

Get Well cards were sent to Richard Louie, Gary Fountain, John Nagy and Betsey MacKay. Sympathy cards were sent to the families of Bob Leeds, Marie Aaker, Betsy Ross-Lytle, and Kathleen LaFountain.

## NEWSLETTER

There was not enough space for all the ads last month. Greg Allen will work with the people who place ads every month. They will be asked to create a regular version of their ad and a shortened version to be used when space is limited.

## Garden Club

No report.

## Pickleball Club

Come and Play Tuesdays, Thursdays and Saturdays. 8:00am.

## Fishing and Boating Club

There will be two tournaments in October, a river and a dock tournament. Plans are being finalized for the fish dinner. Monthly raffle tickets have arrived and are available. Tickets are good from January 1, 2024, through December 31, 2024. The tickets are \$10.00 each and will be drawn at meetings for cash prizes. You do not have to be a member to purchase them. If you are interested in purchasing these tickets, contact a member of the Fishing and Boating Club.

### Vets

There will be a birthday party on October 17 for one of the veterans who is turning 100. Stop by and wish him Happy Birthday. The Auxiliary will meet on October 24 at 6:30. The hotdog sale will be October 21 and will include sausage, pepper, and onion sandwiches. There will be no hotdog sale in November. The club will be supporting the Resident's Appreciation Day. There will be a ceremony on Veterans Day, November 11. Refreshments will follow.

### New York Club

No report.

### Ohio Club

The Ohio Club will be working with the Social Committee on the Halloween Party. The party will be Tuesday, October 31 at 6 p.m. Tickets are \$13 and include refreshments including an alcoholic and nonalcoholic witch's brew. There will be cash prizes and a raffle. Watch the calendar and the website for other Ohio Club news.

### Forgotten Soldier Outreach

This non-profit organization was founded in October 2003. Forgotten Soldiers Outreach was born to help send a little bit of home to our troops in the U.S. and all over the world. Monthly "We Care" packages are sent to our deployed military to ensure no one is forgotten.

Our community donation drive is October 1 to 31, 2023. Additional information can be found in your HDR calendar, the website, and on Channel 732. Cash donations are accepted as well.

### Red Hats

The club will be going to Corkscrew this month. The club is supporting the Forgotten Soldier Outreach program.

### Dance Club

Dance Club meets every Sunday. Call Sharon for information.

### Shuffleboard

The Shuffleboard Club is recruiting new members. They play on Thursday and Saturday at 10 a.m. There is also a group that plays Tuesday afternoon. Contact Dick Wood for more information.

### Choir

The choir has been disbanded.

### Pennsylvania Club

There will be a potluck on October 23 at 5:30.

### FMO

The representative was not at the meeting.

### Thai Chi

Thai Chi is on hiatus until Alexandria returns.

### Sports Club

No report.

### Corn hole

Come out and play on Wednesdays.

### WEBSITE

Read it.

### UNFINISHED BUSINESS

Hal Halverson has been approved by the board to be the new FMO representative. His name has been presented to the FMO for their approval.

Work is still being done to improve the sound quality at Club Rio. Movement and replacement of speakers is being considered. Rugs will also be installed to absorb sound and pictures that are acoustically recommended.

The new prospectus has still not been approved.

### NEW BUSINESS

The Club Rio pool equipment will be moved. It will be closed for four weeks. No date has been set. SUN is considering getting a street sweeper.

### NOMINATING COMMITTEE

Nominations for board elections are now open. Holly Malone is chair of the nominating committee. Three of the current board members may or may not run: Kenny Klise, Ken Rausch, and Cathy Gildner. If you are interested in being considered, contact Holly Malone. Nominations will close during the meeting in December. Nominations from the floor will be considered December and individuals who are running will speak at that time.

There is an election committee chaired by Laura Grogan. Other members of the committee include Holly Malone and Cheryl Davis.

The next Board of Directors meeting will be November 1, 2023.

The next HOA meeting will be November 7, 2023.

#### Comments from the Board of Directors

None.

#### Open Forum

Elsie inquired whether the Board had contacted an attorney about the proposed changes to the prospectus. The Board has discussed the matter but has taken no action. The prospectus must be approved before action can be taken.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Shelley Chick-Gravel  
Secretary