

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 14, 2016**

**CALL TO ORDER**

Tim Cole called the meeting to order at 7:00 pm. The meeting was held at 3201 Woodgate Blvd., Orlando, FL 32822 at the Ventura Clubhouse.

**ESTABLISHMENT OF A QUORUM**

A roll call vote was taken and a quorum was established.

Boards of Directors Members Present: Waltraut Neuman, Tim Cole, Alison Wanta, Jeanie Childress and Joe Hadacek

Board of Directors Absent: None

**PROOF OF NOTICE**

The notice was posted by Waltraut Neuman on Saturday, November 12, 2016.

**APPROVAL OF MINUTES**

Regular Board of Directors Meeting, October 10, 2016

**It was moved by Jeanie Childress and seconded by Joe Hadacek to approve the minutes. The motion carried unanimously.**

**TREASURER'S REPORT**

Waltraut Neuman reviewed the October financial report and collection report. Waltraut reviewed the proposed 2017 budget and advised the increase would go towards the roof, stucco and paint reserves.

Phases 1 and 2 will be \$200.00 a month and phases 3, 4 and 5 will be \$194.00 per month in 2017.

**MAINTENANCE REPORT**

Tim reported that Dave the maintenance man has installed three pallets of sod. Dave repaired some roof leaks and internal repairs as well. In addition, several irrigation repairs have been done.

Tim advised that he is still in the process of getting quotes for installing mulch. The bid that he received from Tri-Choice was way over priced. Tim will ask Valley Crest that does the Master HOA for a proposal.

## **POOL REPORT**

Jeanie Childress reported that she have received complains about the hot tub tiles and sides not being cleaned well enough. Tim will speak with Scott about the issues.

Jeanie reported that the light on the Westside of the pool works intermitted. Jeanie also mentioned that several cars are being tagged for either expired tags or no tags.

Jeanie reported that the dusk to dawn lights are not working at 2961, 2963, 2957, 2913 Marshfield Court. The one at 2959 Marshfield stays on all the time.

## **NEIGHBORHOOD WATCH**

Jeanie Childress reported about two incidents that happened in other communities. There were no incidents in Raintree.

## **OLD BUSINESS**

Remaining Shut Off Valves – Tabled

### **Website**

Chris Hirst agreed to turn over all the website information and domain name to Raintree for Alison to take over control of the website.

### **Pool Signs**

Alison gave examples of signs for the board to discuss and decide what wording they would like. The board gave their approval for Alison to go ahead and order the signs as discussed. Katie Wilkerson with Vista CAM will give Alison the contact information for Platinum Signs and Alison agreed to work with them directly and Katie will pick up the signs and pay for them.

## **NEW BUSINESS**

### **Approval of the 2017 Proposed Budget**

Waltraut Neuman made the motion to approve the 2017 budget as presented. Jeanie Childress seconded the motion. All were in favor. Motion carried.

### **Condition of Spa**

Discussed under maintenance report.

### **Long Term Renters – Background Checks**

Katie with Vista CAM will prepare a letter and proxy concerning background checks for the board to review at the next meeting and decide whether they want to move forward with this item and try to obtain a membership vote.

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New Work Order Process

All future work orders will be sent to Joe Hadacek and he will print them off and put them in the shed for Dave. Joe is also working with Dave to have him set up an email account and have work orders sent to him directly as well.

Discussion on Payroll Process

Beginning January 1, 2017 the board has asked that Paychecks doesn't not have Dave Smoot's check delivered until Friday of the week that he is paid.

With no additional business to discuss, the meeting adjourned at 9:24 p.m.

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