

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**April 7, 2014**  
**MINUTES**

**CALL TO ORDER**

Tim Cole called the meeting to order at 7:03 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: Tim Cole, Joe Hadacek, and Jeannie Childress

Board of Directors Absent: Waltraut Neuman and Alison Wanta

**PROOF OF NOTICE**

The notice was posted by Joe Hadacek prior to Saturday, March 8, 2014 at 7:00 pm.

**APPROVAL OF MINUTES**

Regular Board of Directors Meeting, March 10, 2014 – **It was moved by Tim Cole and seconded by Joe Hadacek to approve the minutes as presented. The motion carried unanimously.**

**MAINTENANCE REPORT**

Joe Hadacek reported that all the mulch purchased has been installed. Tim/Raintree will be buying an additional 30 bags to finish the project. Half the speed bumps have been painted in the community and the most of the fencing in the pool area has been cleaned. There are still irrigation leaks between building 13 and 11 as well as 11 and 15. Repairs need to be made on some garage doors frames and window frames on building 27, this was noticed after the pressure washing was done. There is a piece of gutter down on building 14 and the light is still out on Raintree Drive. Caulking needs to be done at 2926 Claremont Drive as well. There are still some hose bibs leaking on the garage units.

**POOL REPORT**

Ms. Childress reported that the pool is close due to the motor not working and she also stated that a new belt is needed. The pool should be up and running within the next two days. There have still been some problems with people from other communities coming to the Raintree pool. Ms. Childress asked all homeowners to please report to security if you think someone is inside the pool area and doesn't reside in Raintree. Jeanie also reported that the pool light is still out.

### **NEIGHBORHOOD WATCH**

Jeannie's report stated that there were no incidents reports of any problems in Raintree.

### **OLD BUSINESS**

#### Shut Off Valves/Older Units

The board decided to start the project using building number 2 in phase 3 as the "sample building" to find out the cost and time it takes to find the waterlines and install the shut off valves. The first building should be done within a month.

#### Upstairs Window Proxies - Tabled

Cork Bulletin Boards for Mail Buildings – Joe Hadacek reported that the cost is \$9.00 a piece for each bulletin board. **Joe Hadacek made the motion to purchase 8 cork bulletin boards. Jeanie Childress seconded the motion. All were in favor. Motion carried.**

American Flag and Pole for Pool Area – Joe Hadacek reported that the cost for a 15 or 20 foot flag pole and 3 x 5 flag is \$410.00. The board decided to table this item until the winter season.

### **NEW BUSINESS**

#### Board Minute Approval Process

Katie Wilkerson with Vista CAM explained the process of approving minutes. Minutes must be approved at a Board meeting and can't be given to anyone until they are approved by the board. Example – The minutes that were taken tonight won't be available until after the board approves them at the next meeting on May 12, 2014.

#### Motion to Accept Insurance Proposal from Brown and Brown Insurance

**Tim Cole made the motion to accept the proposal from Brown and Brown Insurance in the amount of \$73,057.45. Jeanie Childress seconded the motion. All were in favor. Motion carried.**

#### Motion for Purchase of Additional Mulch

**Tim Cole made the motion to approve up to 800 bags of mulch for the community. Joe Hadacek seconded the motion. All were in favor. Motion carried.**

### **ARB Applications**

**3033 Clubview Drive – Screened Porch – Approved as submitted.**

**2924 Claremont Court – Screen Door – Tim Cole made the motion to approve the screen door. Jeanie Childress seconded. Motion carried.**

RAINTREE CONDOMINIUM ASSOCIATION, INC.  
April 7, 2014, Page 3

**OPEN DISCUSSION**

Some items of subject were speed bump on Clubview Drive between the dumpster and Sunnyvale, insurance quotes for next year and purchasing additional pool furniture.

Adjourned at 8:46 P.M.

Respectfully Submitted for the Secretary,

Katie M. Wilkerson, LCAM