

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**April 11, 2016**

**CALL TO ORDER**

Tim Cole called the meeting to order at 5:07 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, Joe Hadacek and Jeanie Childress.

Board of Directors Absent: Alison Wanta.

**PROOF OF NOTICE**

The notice was posted by Alison Wanta on Friday, April 8, 2016.

**APPROVAL OF MINUTES**

Regular Board of Directors Meeting, March 14, 2016

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

**TREASURER'S REPORT**

Waltraut Neuman reviewed the March financial report and the Collection report. Ms. Neuman reported that collections continue to improve. In addition, the 2015 CPA audit draft has been completed and is available for Board review.

Ms. Neuman would like to have pricing obtained for a roof reserve study, or a price estimate on replacing the remaining 16 roofs. Mr. Cole reported that replacement estimates have been calculated based on the information that the roofing companies are willing to provide, and during the 2017 budget planning session the Board will consider redirecting funds from other budget line items to the roof reserve to increase funding over the next 5 years.

**Ms. Neuman made a motion to buy a \$50 gift card for each of the 4 gentlemen who worked on the shed. Joe Hadacek seconded the motion. The motion passed unanimously.**

## **OLD BUSINESS**

Building 2 / Phase 3 Proposal: Cost - Tim Cole reported that the repairs for Building 2 in Phase 3 were bid out to several companies, and only J&M Painting and Reconstruction submitted a bid reflecting proper work for the project. Their bid for exterior wall repair was \$16,585, roof repair including flashing was \$19,550, and fascia replacement using cedar or HardieBoard was \$10,100.

**Tim Cole made a motion to approve J&M's bid to re-roof Building 2 / Phase 3 at a cost of \$19,500 paid from the Phase 3 Roof Reserve. Jeanie Childress seconded the motion and it passed unanimously.**

**Tim Cole made a motion to approve J&M's bid to repair the stucco at Building 2 / Phase 3 at a cost of \$16,585 paid from the Phase 3 Stucco Reserve. Joe Hadacek seconded the motion and it passed unanimously.**

**Tim Cole made a motion to approve J&M's bid to replace the fascia at Building 2 / Phase 3 at a cost up to \$11,000 to be paid from the Operating budget.**

## **NEW BUSINESS**

Vote for Architectural Change Phase 3 – 19 proxies approving the change were submitted, 2 more are necessary to pass the change. This matter is tabled pending the approval of 2 additional homeowners within 90 days of today's meeting on April 11, 2016.

Building 3 / Phase 2 Stucco Proposal - Tim Cole reported that the stucco is breaking off and the exterior wall is cracking badly at Building 3 / Phase 2. **Tim Cole made a motion to approve the J&M bid to repair the wall and re-install the existing shingles at a cost of \$14,180, including architectural drawings and permitting, with \$7,267 to be paid from the Phase 2 Stucco Reserve and the remainder from the Operating budget Waltraut Neuman seconded, and the motion passed unanimously.**

Insurance Renewal Approval – Additional bids for insurance for the association were procured, but all were more expensive than the bid from Brown & Brown Insurance. Tim Cole made a motion to approve the Brown & Brown proposal for insurance coverage, and Joe Hadacek seconded the motion. The motion passed unanimously.

With no additional business to discuss, the meeting adjourned at 6:42 p.m.