

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**August 10, 2015**  
**MINUTES**

**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 and Jeanie Childress

Board of Directors Absent: Joe Hadacek

**PROOF OF NOTICE**

The notice was posted by Waltraut Neuman prior to Saturday, August 8, 2015 at 7:00 pm.

**APPROVAL OF MINUTES**

Regular Board of Directors Meeting, July 13, 2015 – **It was moved by Tim Cole and seconded by Waltraut Neuman to approve the minutes as presented. The motion carried unanimously.**

**TREASURER'S REPORT**

Mrs. Neuman reported that the July financials statement is showing a negative balance of \$14,060.20 versa the budget. This mostly due to the Raintree delinquencies in the amount of \$15,986.28. Nicolette Kramer from the Association Law Firm will be meeting with the Board to review the collections and give her recommendations.

**Waltraut Neuman made the motion for the new dumpster doors to be paid from the renovation account line item 1020 by phase. Tim Cole seconded the motion. All were in favor. Motion carried.**

**MAINTENANCE REPORT**

Tim Cole reported that the planting project has begun. A ceiling repair was done on Clubview, and a palm tree was removed in front of building six because it was cracking the foundation. The association has started using a new maintenance man from the same vendor and his name is Arthur.

**Tim Cole made the motion to hire Alan's Roofing, INC. to repair the roof at 6200 Raintree Drive in the amount of \$3150.00 and to be paid from the roof reserves from phase 2. Jeanie Childress seconded the motion. All were in favor. Motion carried.**

### **POOL REPORT**

Jeanie Childress reported that pool looks great. Tim reported that the new lines and a cap were replaced on the chlorinator as well as nozzles being replaced. Jeanie reported the water pressure is great. The hot tub has a tint of gray/black on the sides and floor

### **NEIGHBORHOOD WATCH**

Jeanie reported that everything has been quiet. Jeanie inquired whether a letter was sent to the owner and tenant of 2918 Cottage Grove concerning the oil stains and window screen. Katie confirmed that it did. Letter was also sent to Mr. Lentz and tenant concerning the items being stored on the back patio on his Marshfield Court property.

### **OLD BUSINESS - NONE**

### **NEW BUSINESS**

#### **Resolution for collection of Assessments**

Katie advised that a new resolution needs to be signed and the only change is the \$30.00 NSF fee that is charged to owners. **Tim Cole made the motion to accept the resolution for collection of assessments. Jeanie Childress seconded the motion. All were in favor. Motion carried.**

#### **ARB Application – 2906 Cottage Grove**

**Waltraut Neuman made the motion to approve the application as submitted for the enclosure of the lanai. Tim Cole seconded the motion. All were in favor. Motion carried.**

Adjourned at 8:02 P.M.

Respectfully Submitted for the Secretary,

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**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**CLOSED LEGAL MEETING OF THE BOARD OF DIRECTORS**  
**August 10, 2015**  
**MINUTES**

**CALL TO ORDER**

Tim Cole called the meeting to order at 8:05 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 and Jeanie Childress

Board of Directors Absent: Joe Hadacek

**PROOF OF NOTICE**

The notice was posted by Waltraut Neuman prior to Saturday, August 8, 2015 at 7:00 pm.

Nicolette Kramer with Association Law Firm was present to discuss and recommend action on 6202 Raintree Drive.

**Jeanie Childress made the motion to accept the payment of \$418.54 as settlement for past due assessments. Alison Wanta seconded the motion. All were in favor. Motion carried. Ms. Kramer will advise the homeowner of the settlement offer approval tomorrow.**

Adjourned at 9:07 P.M.

Respectfully Submitted for the Secretary,

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