

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**August 8, 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 and Jeanie Childress

Board of Directors Absent: Joe Hadacek

**PROOF OF NOTICE**

The notice was posted by Waltraut Neuman on Thursday, August 4, 2016.

**APPROVAL OF MINUTES**

Regular Board of Directors Meeting, May 9, 2016

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

**TREASURER'S REPORT**

Waltraut Neuman reviewed the July financial report and the Collection report. Waltraut reported that a proposal was received for roof replacement for the rest of the buildings (excludes building 2) in the community. If the roofs are replaced in the next five years the current roof reserves and the current funding of the roof reserves are on target for replacement as long as there are no unexpected issues.

Waltraut reported that phase four's operating funds are getting very low due to the delinquencies being very high in this phase.

**MAINTENANCE REPORT**

Tim reported that Dave the maintenance man has been trimming plants away from the buildings for the painting project. Dave removed and reinstalled numbers back on all units after the painting was completed on each building. The curbing was painted and Dave has been working on pulling weeds in certain areas

## **POOL REPORT**

Jeanie Childress reported that there was an issue with the spa pump from a piece of wood falling onto it in the shed. The motor was making a very loud noise and there was no water in the spa. Jeanie contacted Katie and she called Scott with Professional Pools and it was fixed that night. New LED lights were installed around the pool area. Jeanie reported that the spa light is not working. Alison suggested that we make a couple of new signs pertaining to pool passes. Alison will come up with the wording and will send it to Katie at Vista.

## **NEIGHBORHOOD WATCH**

Jeanie Childress reported that the dumpsters have been getting items placed around it again that don't belong. Jeanie also reported that there have been over 20 car break-ins in Ventura and most residents left their cars unlocked. There are also several residents leaving their garage doors open as well. In addition it is highly recommended to survey your condo for any outstanding water outside that will cause mosquitoes to linger around.

## **OLD BUSINESS**

### **Painting/Stucco/Roof Project**

Tim Cole reported that painting and roof/stucco project has been completed and J&M Painting did a very good job.

## **NEW BUSINESS**

**Street Lights** – Tim reported that as the street light bulbs burn out they will be replaced with LED bulbs. This will be a common expense and will be paid by percentage.

**2016 Plantings** – Tim reported that the irrigation is still our biggest problem currently. Once the irrigation is completely fixed some sod needs to be replaced within the community. In addition there are several locations that need plants/schrubs replaced either due to age, shut off valve project or just died. All areas will be inspected for plants that need to be replaced and that will be done in the near future based on the irrigation and the weather.

**Parked Cars on Raintree and Cottage Grove** – There is a car parked at 2910 Cottage Grove that doesn't belong there. Katie with Vista CAM will call the administrative department tomorrow and try to find out who it belongs too. There is also a older gray car possibly a Nova that is parked on Raintree Drive. Tim will have a look at this car and if it needs towing he will proceed.

With no additional business to discuss, the meeting adjourned at 8:46 p.m.