

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 10, 2014
MINUTES

CALL TO ORDER

Tim Cole called the meeting to order at 8:10 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, Waltraut Neuman, Joe Hadacek, and Jeannie Childress.

Board of Directors Absent: Alison Wanta

PROOF OF NOTICE

The notice was posted by Waltraut Neuman prior to Saturday, February 8, 2014 at 7:00 pm.

APPROVAL OF MINUTES

Regular Board of Directors Meeting, November 11, 2013 – It was moved by Tim Cole and seconded by Jeanne Childress to approve the minutes as presented. The motion carried unanimously.

Organizational Meeting of the Board, December 9, 2013 – It was moved by Tim Cole and seconded by Joe Hadacek to approve the minutes as presented. The motion carried unanimously.

TREASURER'S REPORT

Waltraut Neuman presented the January, 2014 financials. Ms. Neuman reported that overall the Association is in good financial condition.

MAINTENANCE REPORT

Tim Cole reported that inspection of all of the downstairs units for termites is scheduled for Wednesday. Joe Hadacek reported that the project to wash all of the condos is in progress. The dumpsters will be emptied by the City of Orlando three times per week now. There was a major water leak in Phase I and Bryans Plumbing repiped the unit. This will be paid out of Plumbing Reserves.

POOL REPORT

Jeanne reported that there is a new timer on the hot tub and a new LED light.

NEIGHBORHOOD WATCH

Jeannie reported that there were no issues reported. It was moved by Waltraut Neuman and seconded by Jeannie Childress to set up a committee, consisting of Judy Volpe and Beverly Sterner, to maintain the forms for the short term rentals. The motion carried unanimously.

MANAGER'S REPORT

Managers Report is attached.

The paving at 2965 Clubview needs to be cut down and resurfaced. Massey will be asked to drop a report to Waltraut each time they are on property. The Board would like more details regarding Katie's recent visit with Ventura Resort Rentals.

OLD BUSINESS

Shut Off Valves/Older Units – Much work has been done to locate the lines to upgrade and install individual valves for the units. It was decided that Joe Hadacek will chair a committee to identify the areas and to obtain estimates for this project.

NEW BUSINESS

Entranceways in Phase 1, 2 and 3 – The painting project is on schedule. There was a discussion on ways to solve the problem of chipping paint on the sidewalks.

Upstairs Windows – A questionnaire was sent to owners regarding the architectural change to the wrap around windows. It was decided that this will go out for a vote of the membership. A cover letter and limited proxy will be prepared for this vote. A 66% approval is needed by the membership. Volunteers stepped forward to help gather votes.

2934 Claremont - 4 ARC Applications – Joe Hadacek spoke with the owner personally about the work. It was moved by Tim Cole and seconded by Joe Hadacek to approve all of the applications. The motion carried unanimously.

OPEN DISCUSSION

The floor was opened for residents' comments. Mulch and trees were discussed.

Adjourned at 9:50 P.M.

Respectfully Submitted for the Secretary,



Ellen R. Womack, LCAM