

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 9, 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, Joe Hadacek, Tim Cole, Alison Wanta and Jeanie Childress.

Board of Directors Absent: None

PROOF OF NOTICE

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

APPROVAL OF MINUTES

Regular Board of Directors Meeting, January 12, 2015 – **It was moved by Jeanie Childress and seconded by Joe Hadacek to approve the minutes as presented. The motion carried unanimously.**

TREASURER'S REPORT

Mrs. Neuman reported that the shut off valves project has been paid from the renovation account and the plumbing reserves have not been used.

Mrs. Neuman reported on the collection report as well. There are five accounts in collections

Phase 1 \$431.91

Phase 2 \$5,546.90

Phase 3 \$366.98

Phase 4 \$5632.32

MAINTENANCE REPORT

Joe Hadacek reported that the shut off valves are still being completed. Buildings five and six are being worked on now. Tags have been made to identify which shut off valve belongs to what unit but have not been installed yet. All pipes will be fastened to the building when completed. All owners and residents are asked to make sure if you have turned your water off by the shut off valve to make sure when you turn it back on to open the valve very slowly in order for the pressure to be released and not cause any damages to the lines or your property.

POOL REPORT

Jeanie Childress reported that everything has been pretty quiet but she still has concerns with not seeing the guards on the weekends, usually she only sees the guards checking the pool passes in the morning and not the afternoons as well as small children are still getting in the spa.

NEIGHBORHOOD WATCH

Jeanie reported there have been several complaints from homeowners that their guests are being turned away at the gate. Others concerns reported were the lack of courtesy from golfers which seems to be an ongoing problem. Jeanie also reported that Ventura Village sex offender is still in jail.

OLD BUSINESS

Storage/Garage Entry Doors

Joe Hadacek provided the board as well as Katie with Vista Cam a list of the doors that need replacing. Waltraut Neuman will advise Katie with the cost of materials and labor if the homeowner would like for the association to replace it. Katie will draft a letter for the Board to approve first and if accepted the letter will be sent to all homeowners on the list. All costs are due before any work will take place.

6216 RAINTREE DRIVE

There was a discussion concerning an area that needed to be repainted again due to the hot and cold water lines being switched by mistake from Bryan's Plumbing. The owner first advised that everything was working correctly and then a few days later noticed a line was switched. The owner asked that he be reimbursed for having to paint this area twice. All Board members voted against this except Ms. Childress.

REVISED POOL RULES

Alison Wanta revised the pool rules information sheet in order for certain items to be categorized together. The Board approved the new layout and Alison will be placing this on the website for all to review.

NEW BUSINESS

POOL PASS DISTRIBUTION/CHARGES

After much discussion concerning problems with the pool passes being sent out by Vista, Jeanie Childress will be handling the pool passes from now on. Ms. Childress told Tim Cole that she will handle making the template and the printing of the passes as well as inputting the owner's information and laminating as well. Jeanie will be handling the entire process from here on.

The only information that Katie will provide her after they are mailed are the names and addresses of any that were returned by the US mail. All calls will go directly to Ms. Childress so that there will be no confusion with to any "hands in the pot". Replacement charges are \$25.00 per the pool rules.

RAINTREE WEBSITE

Christ Hirst and Alison Wanta are in the process of revamping the website to make it more user friendly. There will be a link on the site that you can click if you are experiencing problems.

DISCUSSION ON RECORDS ON RENTAL PROPERTIES WITH THE COOPERATION OF THE HOA

Mrs. Neuman spoke with Don Ryland (acting manager) concerning the ongoing problems with owners and tenants renting their units for less than a two week minimum. Mrs. Neuman provided all the documentations for all five phases within Raintree. Mr. Ryland is in total agreement that the HOA can assist with implementing a new process.

OPEN

One homeowner requested that the Board provide 24 more chairs and three more tables at the pool. In addition they would also like to know if there is any city or state law concerning smoking at the pool.

Adjourned at 8:30 P.M.

Respectfully Submitted for the Secretary,

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