

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**February 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, Joe Hadacek and Jeanie Childress

Board of Directors Absent: Alison Wanta

**PROOF OF NOTICE**

The notice was posted by Waltraut Neuman on Friday, February 5, 2016.

**APPROVAL OF MINUTES**

Regular Board of Directors Meeting, January 11, 2016

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

**TREASURER'S REPORT**

Waltraut Neuman reviewed the January financial report and the Collection report. Waltraut received information from Vista that another collection account has been paid in full. Ms. Neuman reviewed the reserve accounts and ending balance for all phases. In addition Waltraut spoke about the plumbing reserves and how phase one and two were paying an extra \$6.00 a month towards it but because of a plumbing issue in phase 2 last year \$3600.00 out of the \$3888.00 had to be used and there was only a gain of \$288.00. The shut off valves were also an additional expense as well.

**Waltraut Neuman made the motion to sign the contract from the CPA to engage his services for \$2500.00 this year and added to the signature line - As to the best of our knowledge by motion of the Raintree Condo Association board members. Tim Cole seconded the motion. All were in favor. Motion carried.**

**Jeanie Childress made the motion to purchase 6 pool chairs and 1 concrete table at a price not to exceed \$900.00 and to be coded to line item 7220 Pool Reserves by percent. Joe Hadacek seconded the motion. All were in favor except Ms. Neuman. Motion carried by majority.**

## **MAINTENANCE REPORT**

Tim Cole reported that Dave the maintenance man has been out sick for some time now and as soon as he returns the work orders will be addressed.

## **POOL REPORT**

Jeanie Childress reported that pool/hot tub over flowed onto Marshfield Court over the past weekend. In addition as an FYI the shed where the gold cart is stored was left open.

## **NEIGHBORHOOD WATCH**

Jeanie Childress reported that there were 15 incidents that happened in Ventura. Several were break-ins. Jeanie advised everyone to make such they close the garage doors when not outside.

## **OLD BUSINESS – Painting Proposals Tabled.**

## **SPEED BUMPS AND SIGNS**

**Joe Hadacek made the motion to purchase two speeds bumps to be installed by Clubview and Sunnyvale Drive. The invoice should be coded to line item #6300 by percentage. Tim Cole seconded the motion. All were in favor. Motion carried.**

## **NEW BUSINESS**

Squirrel Population – Joe discussed that the squirrels are running up screens and are all over the place. There was a discussion concerning whether trapping was needed.

Shrubs on Marshfield Court – Jeanie reported that the shrubs are getting worst on Marshfield Court. Katie with Vista CAM had Joel with Tri-Choice look at them but he reported that they weren't diseased and didn't have a fungus. Tim stated if they get worst they will have to consider replacing them.

Clean out Shed – Joe reported that the pump house shed needs to be cleaned out. Dave and Joe will work on this as a project.

DynaFire Inspection – February 9<sup>th</sup> at 10:30 a.m. – this was placed on the agenda as an FYI item.

Roads Sealcoat – Starting March 7<sup>th</sup> – this was placed on the agenda as an FYI item. Notices will be handed out as the project gets closer. Residents in attendance volunteered to help distribute them.

**OPEN DISCUSSION:**

Items discussed throughout the meeting were pool chairs and tables, insurance, shut off valves cost and sinking steps and sidewalk on Clubview Drive.

Adjourned at 8:44 P.M.

Respectfully Submitted for the Secretary,

RAINTREE CONDOMINIUM ASSOCIATION, INC.

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