

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 11, 2016**

**CALL TO ORDER**

Tim Cole called the meeting to order at 7:01 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, Joe Hadacek and Jeanie Childress

Board of Directors Absent: None

Attendees: 15 Homeowners present

**PROOF OF NOTICE**

The notice was posted by Waltraut Neuman prior to Friday, January 8, 2016 at 7:00 pm.

**APPROVAL OF MINUTES**

Organization Meeting of the Board of Directors, December 15, 2015.

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

**TREASURER'S REPORT**

Waltraut Neuman reviewed the December financial report. Mrs. Neuman reviewed the Delinquent Report. Collections overall are improving since last year and happy with Vista's improved accounting reports. **Waltraut Neuman motioned to dismiss any amounts on collection report under \$10.00 Tim Cole seconded. Motion carried unanimously** Ms. Neuman reviewed Reserve accounts and ending balance for all 4 phases =\$592,046.99.

**MAINTENANCE REPORT**

Tim Cole reviewed the maintenance report. Projects are listed below that were done or in process during the course of the month.

Trimming Trees & Palms.

Dave put up all front entrance Christmas Lights and now will be taking down.

Irrigation in progress turned off now until complete.

Roof Leaks

## **POOL REPORT**

Jeanie Childress reported that pool and spa looks great. No more green or black algae issues. Temperature is set at 84 degrees; some owners have not received pool passes and need to contact Vista Management. Please help enforce pool pass policies. There were 6 people in the last week at pool without pool passes. Joe Hadacek mentioned spa is very low every morning about 6 inches. Tim Cole will check the pump.

## **NEIGHBORHOOD WATCH**

Jeanie Childress reported nothing is happening in Raintree. HOA reported sex offenders on property at Ventura Country Club are no longer residents at VCC. HOA reported gate down due to Macy's delivery truck driver.

## **OLD BUSINESS – None**

## **NEW BUSINESS**

Paint Job for exterior of Raintree 17 Buildings: Reviewing bids by 3 painting contractors. Asked Katie to contact J & M and have bid broke down by building and exclude enclosed patios and original front doors with polyurethane to be reviewed at next meeting.

**Mulch Project: Tim Cole motioned to approve mulch project to be done in house and spend up to \$3000.00 to complete. This project will be coded to Landscaping. Joe Hadacek second. Motion carried unanimously.**

**ARB – 2 Windows not enough information to review or approve. Tabled till Feb. 2016 meeting.**

## **OPEN DISCUSSION:**

Homeowner suggested speed bumps to be installed – Katie to get bids for next meeting  
Homeowner wondering if Palm Tree trimming project is completed- informed by Tim Cole it is still in progress.

Homeowner requesting more pool chairs and tables – question is where do we store them? Homeowner requested we get 3 bids from insurance broker next time Insurance is up for renewal – Board is very happy with Brown & Brown but will consider bidding out when time comes.

Adjourned at 8:50 P.M.

Respectfully Submitted for the Secretary,