

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 9, 2014
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: Tim Cole, Waltraut Neuman and Jeannie Childress

Board of Directors Absent: Joe Hadacek and Alison Wanta

PROOF OF NOTICE

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

APPROVAL OF MINUTES

Regular Board of Directors Meeting, May 12, 2014 – **It was moved by Tim Cole and seconded by Jeanie Childress to approve the minutes as presented. The motion carried unanimously.**

TREASURER'S REPORT

Waltraut Neumann made the motion to strike the motion made in the treasurer's report last month concerning the motion to move \$6984.11 from the operating account into the following reserve accounts with Raymond James. Tim Cole seconded the motion. All were in favor. Motion carried. Waltraut Neumann made the motion to move \$6984.11 from the Raymond James account to the operating money market account #1015 by percent. Tim Cole seconded the motion. All were in favor motion carried. Mrs. Neumann presented the May financials and collection report.

MAINTENANCE REPORT

Tim reported that all the side garage doors on building 27 have been replaced and paid for by phase five. The irrigation has been checked and all zones are working properly except for two zones between building one and three. Trimming has been done at the entrance and around the community. Plants have been installed around the community as well. The edge around the pool has been cleaned as well.

POOL REPORT

Ms. Childress reported that there is a rat by the pool. Traps will be set in order to catch it. A homeowner also reported to Jeanie that they have spotted raccoons chewing on the screens of Lanier's. Security has been notified that the 2014 pool passes are blue and they need to make sure all the rovers know this. There is one flower pot at the pool that needs a plant in it. The issue concerning a handicap ramp was discussed

NEIGHBORHOOD WATCH

Jeannie's report stated that there were no incidents reports of any problems in Raintree. Jack Barrett gave Jeanie Childress a picture of the sex offender in Ventura. Mrs. Neumann posted the picture on the bulletin boards.

OLD BUSINESS

Shut Off Valves/Older Units

Tim Cole reported that Geo Masters surveyed six buildings and they couldn't locate the waterlines that run directly to the buildings. Some lines ran underneath the sidewalks and they would have to be removed and then replaced. A suggestion was made from a homeowner to use a fiber optic camera to locate the lines to each unit.

Drainage between Building 11 and 16

Tim Cole made the motion to spend up to \$6000.00 from landscaping reserves #9200 to regrade this area and replace with sod. Waltraut Neumann seconded the motion. All were in favor. Motion carried.

NEW BUSINESS

Policy on Registration/Timing for New Raintree Owners/Establish Information Sheet/Renter Information Sheet/Welcome Committee

Waltraut Neumann made the motion to have Judy Volpe (Chair) Linda Holmes and Joan Darwin form a Welcome Committee for Raintree. Jeanie Childress seconded the motion. All were in favor. Motion carried. Several items were discussed concerning how to get the rules and regulations and other important information out to the new homeowners. A suggestion was made to have the committee ask the HOA to direct all new homeowners to contact someone on the welcome committee in order to get their pool pass and other information.

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ARB Application

2913 Clubview – Front Door – This application was denied due to the two door options submitted did not match other doors in the community.

OPEN DISCUSSION

Some items of subject were parking issues on Cottage Grove and website.

Adjourned at 8:49 P.M.

Respectfully Submitted for the Secretary,

Katie M. Wilkerson, LCAM

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