

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 10, 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, Joe Hadacek, and Alison Wanta.

Board of Directors Absent: Jeannie Childress

PROOF OF NOTICE

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

APPROVAL OF MINUTES

Regular Board of Directors Meeting, February 10, 2014 – **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 February, 2014 financials. Ms. Neuman reported that overall the Association is in good financial condition.

MAINTENANCE REPORT

Tim Cole reported that almost all of the buildings have been pressure washed except for building 27 and it will be completed this week. Joe Hadacek reported that the entrance ways and steps have been cleaned and painted in buildings 1, 2, 4, 5, and 6. The entranceway has been cleaned at Ms. Childress's unit but has yet to be painted at this time. Tim reported that the curbs have been painted and the duck wire has been replaced at the pool

POOL REPORT

Ms. Childress asked for this report to be read at the meeting in her absence. Jeannie stated that the plants need to be trimmed at the pool. In addition there is one light out on the west end of the pool.

NEIGHBORHOOD WATCH

Jeannie report stated that there were no reports of any problems in Raintree. There was one car that their car tag was out of date and it was removed by the owner.

Ms. Childress had a discussion with the renters at 6130 Raintree Drive in reference to the tree at their entrance. The board spoke about several owners and tenants installing their own plants,

MANAGER'S REPORT

No report was given.

OLD BUSINESS

Shut Off Valves/Older Units

Re-pipe Report – The board discussed three options concerning the re-pipes.

Option 1 – Just installing new valves

Option 2 – Just re-pipe downstairs

Option 3 – Re-pipe all

Joe Hadacek will get estimates on just getting the shut off valves installed.

Paving at 2965 Clubview Drive – This section of paving has been repaired.

Entrance Ways in Phase 1, 2 and 3 – The painting of the entrance ways in Phase 1 and 3 have been completed. Phase 2 is still being completed.

Upstairs Window Discussion

Tim Cole made the motion to mail the Architectural Change to Wrap Around Windows letter and Limited Proxy presented by Katie with Vista CAM to all unit owners in phases one through four. Waltraut Neuman seconded the motion. All were in favor. Motion carried.

NEW BUSINESS

Cork Bulletin Boards for Mail Buildings – Joe Hadacek will look into this issue.

American Flag and Pole for Pool Area – Joe Hadacek will look at different options and pricing.

Items Stored in Courtyards and Entrances – Katie Wilkerson with Vista CAM will inspect courtyards and entrances for items that shouldn't be stored in the limited common areas.

Review Tri Choice Contract – Tim Cole will be meeting with Ken from Tri-Choice this Friday.

OPEN DISCUSSION - None

Adjourned at 9:05 P.M.

Respectfully Submitted for the Secretary,

Katie M. Wilkerson, LCAM