

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 9, 2015
MINUTES

CALL TO ORDER

Tim Cole called the meeting to order at 7:05 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, March 7, 2015 at 7:00 pm.

APPROVAL OF MINUTES

Regular Board of Directors Meeting, February 9, 2015 – **It was moved by Jeanie Childress and seconded by Joe Hadacek to approve the minutes as amended. The motion carried unanimously.**

TREASURER'S REPORT

Mrs. Neuman reported the pool reserves and the plumbing reserves balances are lower because of the plumbing repair in phase 2 at 6216 Raintree Drive and the Spa repair charged to pool reserves by percentage.

There are five accounts in collections

Phase 1 \$628.51

Phase 2 \$6,011.72

Phase 3 \$616.59

Phase 4 \$6366.33

MAINTENANCE REPORT

Joe Hadacek reported that the lights are now working by the flag pole. The owl has now been placed at the pool and the duck lines have been fixed. Joe reported a cost of a new gate with latch is around \$500.00.

POOL REPORT

Jeanie Childress reported that the new umbrellas have now been placed at the pool. Jerry will be providing a bid for replacing the chlorinator. Jeanie also reported about there are several areas that residents are allowing their dogs to go potty all the time.

NEIGHBORHOOD WATCH

Jeanie reported there was a domestic disturbance on Sunnyvale Drive and one of the homeowners were arrested. In addition, Jeanie reported about there are several areas that residents are allowing their dogs to go potty all the time.

OLD BUSINESS

Storage/Garage Entry Doors

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.

NEW BUSINESS

CONCRETE WORK RAMP/SIDEWALK – Tabled

CONTRACTOR FOR ELECTRICAL AND IRRIGATION WORK – Tabled

PURCHASE POOL GATE AND LATCH

Joe Hadacek made the motion to purchase a new gate and lock for the pool in the amount of \$550.00. Tim Cole seconded the motion. All were in favor. Motion carried.

RAINTREE WEBSITE UPDATE

Alison Wanta reported that the website has a new design. If you have any problems or suggestion please email Chris at the link provided.

REVISED RRAINTREE INFORMATION SHEET

Alison Wanta revamped the Raintree information sheet. The board approved of the changes and it will be added to the website.

GROUNDS MAINTENANCE/REFURBISHMENT BEHIND BLDG 10

Alison Wanta presented pictures of some areas that needed cleaned up and plants added. The big island needs attention as well. Tim and Alison will decide on the plantings.

EMERGENCY CONTACT INFORMATION

Jeanie asked that everyone place/post an emergency contact name and phone number outside their unit in case there is an emergency.

Window Proxy Phase 4

Limited Proxy – 27 in favor motion passed

Tim Cole made the motion that homeowners in phase 4 have the right to, at the own expense, to replace the garden style or wrap-around window with the double paned, crank style windows. Waltraut Motion seconded the motion. All were in favor. Motion carried.

ARB – 2963 COTTAGE GROVE

Waltraut Neuman made the motion to approve the replacement of screen windows with plastic windows. Tim Cole seconded the motion. All were in favor. Motion carried.

ARB – 2944 COTTAGE GROVE

Waltraut Neuman made the motion to approve the removal of the atrium window at west exterior wall (bathroom). Construct new roof structure in place. Install new fixed metal vertical window unit. Tim Cole seconded the motion. All were in favor. Motion carried.

Adjourned at 8:31 P.M.

Respectfully Submitted for the Secretary,

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