

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**March 14, 2016**

**CALL TO ORDER**

Tim Cole called the meeting to order at 7:07 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, and Alison Wanta.

Board of Directors Absent: None.

**PROOF OF NOTICE**

The notice was posted by Waltraut Neuman on Saturday afternoon, March 12, 2016.

**APPROVAL OF MINUTES**

Regular Board of Directors Meeting, February 8, 2016

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

**TREASURER'S REPORT**

Waltraut Neuman reviewed the February financial report and the Collection report. Ms. Neuman reported that the dollar amount of delinquent payments has increased to \$16,940 due mainly to one unit in legal care. The Board is closely monitoring this account.

The Board reiterated their approval of waiving fees on the collection report that equal \$12 or less.

**MAINTENANCE REPORT**

Tim Cole reported that Dave, the maintenance man, is slowly returning to full capacity after his extended illness. Maintenance tasks are being addressed as soon as Dave is able, with irrigation repairs being addressed as a priority in advance of hot weather. Homeowner patience with work orders is much appreciated.

Tri-Choice Landscaping is completing a deep trimming of hedges and crepe myrtles, especially on Marshfield Ct. and Clubview Dr.

## **POOL REPORT**

Jeanie Childress reported that the new table and chairs were delivered and placed at the pool. In addition, one of the heater's breakers has been malfunctioning. It has also been noted that the pool area is dark at night, possibly because some of the lights have been knocked over or shrubbery is blocking the lights.

## **NEIGHBORHOOD WATCH**

Jeanie Childress reported that there have been several break-ins in Ventura. Jeanie advised everyone to make sure they close the garage doors when not outside. Also, be careful of bicycle riders who ride after dark without headlights since many have been noted recently.

## **OLD BUSINESS**

**Painting Contract Contents - Tim Cole made a motion to approve the J&M proposal to prepare and paint 17 buildings, 1 pool cabana, 4 dumpster enclosures, 5 mail kiosks, and 2 storage sheds at a cost of \$148,870, on the stipulation that contract language is amended to specify that J&M will be responsible for covering all windows, porch roofs and porch windows. Waltraut Neuman seconded the motion. All were in favor. The motion carried.**

## **NEW BUSINESS**

Correspondence – 3019 Clubview Drive: An estimate will be requested from the plumber for installing shut-off valves in approximately 7 units in Phase 2 where they could not be installed earlier.

3035 Clubview Drive: Re-skimming of the sidewalk in front of the unit is on Dave's maintenance schedule after the irrigation maintenance is completed.

2916GC Mold– It is recommended to write a letter to the homeowner and the bank regarding neighboring homeowners' concerns about the potential for mold to grow in the unit. If this effort is not successful, the Association may have the attorney write a follow-up letter.

Speed Bumps – Speed bumps have been ordered and are expected to arrive this week.

J&M Roof / Windows / Fascia Board / Stucco Building 2 – A Phase 3 membership vote is underway to consider an architectural change to the windows.

**Vehicle oil leaks – Joe Hadacek motioned, and Jeanie Childress seconded, to assess \$500 to homeowners whose vehicle oil leaks necessitate paving repairs.**

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**All were in favor, and the motion passed unanimously.**

**Tim Cole made a motion to approve an ARB application from the Rawsons at 2924 Claremont Court to install an exterior light as submitted. Joe Hadacek seconded the motion, and it passed unanimously.**

Adjourned at 9:22 P.M.

Respectfully Submitted for the Secretary,

RAINTREE CONDOMINIUM ASSOCIATION, INC.