

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**May 12, 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, Alison Wanta and Jeannie Childress

Board of Directors Absent: Joe Hadacek

**PROOF OF NOTICE**

The notice was posted by Waltraut Neuman prior to Saturday, May 10, 2014 at 7:00 pm.

**APPROVAL OF MINUTES**

Regular Board of Directors Meeting, April 7, 2014 – **It was moved by Tim Cole and seconded by Alison Wanta to approve the minutes as presented. The motion carried unanimously.**

**TREASURER'S REPORT**

Waltraut Neuman presented the April, 2014 financials. Waltraut Neuman made 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.

2830 – Plumbing Reserves \$3000.00  
2840 – Pool Reserves \$984.11  
2860 – Irrigation Reserves \$3000.00

**MAINTENANCE REPORT**

Tim reported that the maintenance men have been working on the side garage doors on building 27. The hedges have been removed in front of building 27 as well.

**POOL REPORT**

Ms. Childress reported that the pool will be closed for half a day on Wednesday May 14<sup>th</sup> in order to do a deep cleaning on the tiles. Jeanie also discussed the need of having sealant applied underneath the top lip, plants trimmed back from the flood lights.

### **NEIGHBORHOOD WATCH**

Jeannie's report stated that there were no incidents reports of any problems in Raintree. The board asked Katie with Vista CAM to ask the HOA for more information on the sex offender in Ventura.

### **OLD BUSINESS**

#### Shut Off Valves/Older Units

**Tim Cole made the motion to spend up to \$1500.00 for one day using GPR services to locate water lines under the buildings and to be paid from plumbing reserves by phase. Jeanie Childress seconded the motion. All were in favor Motion carried.**

#### Upstairs Window Proxies Votes

Phase One – 19 Votes needed in favor of replacing the garden style or wrap-around window with double paned, crank style windows.  
Received 9 yes votes by proxies and 5 by website.  
Phase one did not pass.

Phase Two – 24 Votes needed in favor of replacing the garden style or wrap-around window with double paned, crank style windows.  
Received 8 yes votes by proxies and one no vote by proxy and 10 by website.  
Phase two did not pass.

Phase Three – 21 Votes needed in favor of replacing the garden style or wrap-around window with double paned, crank style windows.  
Received 7 yes votes by proxies and 7 by website. Phase three did not pass.

Phase Four – 24 Votes needed in favor of replacing the garden style or wrap-around window with double paned, crank style windows.  
Received 13 yes votes by proxies and 2 no votes by proxy and 2 by website.  
Phase four did not pass.

### **NEW BUSINESS**

Drainage between building 11 and 15

**Tim Cole made the motion to install a French Drain between building 11 and 15. The work will be done in house and will be paid from operating account, irrigation 6120 by percent. Jeanie Childress seconded the motion. All were in favor. Motion carried.**

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Hedge between Park and Building 27 and Landscaping

The hedge was removed today. **Tim Cole made the motion to purchase up to \$350.00 for plants/bushes and to be paid from 6225 by percent. Insurance in the amount of Waltraut Neuman seconded the motion. All were in favor. Motion carried.**

Dog Rule – 40lbs

A letter has been sent to the owner on Clubview concerning a dog over 40 lbs.

### **ARB Application**

**2916 Cottage Grove – Screened Porch – Tim Cole made the motion to approve the screen porch as submitted but may use glass instead of acrylic if they decide too. Waltraut Neuman seconded the motion. All were in favor. Motion carried.**

### **OPEN DISCUSSION**

Some items of subject were landscaping, website and Ventura Village's shed.

Adjourned at 8:50 P.M.

Respectfully Submitted for the Secretary,

Katie M. Wilkerson, LCAM