

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 11, 2015
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: Waltraut Neuman, Tim Cole, Alison Wanta and Jeanie Childress.

Board of Directors Absent: Joe Hadacek

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, March 9, 2015 – **It was moved by Tim Cole and seconded by Jeanie Childress to approve the minutes. The motion carried unanimously.**

TREASURER'S REPORT

Mrs. Neuman reported on items on the collection report.

2916CG offering quick claim deed and wants to surrender her property. Ms. Neuman will ask Kathy Bollo about the concerns the Board has such as unpaid taxes. Mrs. Neuman also reported that the association is in favor of budget by \$2477.00 this year so far.

MAINTENANCE REPORT

Tim Cole reported that irrigation repairs have been done and 4 zones were rewired. There is ongoing cleanup from the shut-off valve project. There was a repair in the restroom and it was painted as well.

POOL REPORT

Jeanie Childress reported that the light has been replaced in the hot tub. Jeanie also relayed that the jets aren't working in the spa and it was reported to Jerry. The edging at the pool is being cleaned and it should be ready to seal soon. Jeanie stated that the Bougainvillea needs to be trimmed back and pool gate on west side needs to be fixed and some light sensors need to be replaced. There was a complaint from a resident concerning getting a piece of spilt wood in her hand from the dumpster door.

NEIGHBORHOOD WATCH

Jeanie reported that security is not following procedures and that the renter on Clubview should have never been allowed to rent in Raintree.

OLD BUSINESS

6216 Raintree Drive – Leak through Slab

Bryan's plumbing will be out tomorrow to inspect all areas again and make sure there aren't any leaks coming from their repipe job.

Ratify Email Vote to Hire Lee Construction

Tim Cole made the motion to ratify the email vote to hire Lee Construction to do several projects in the community for the amount of \$15,692.08. Waltraut Neuman seconded the motion. All were in favor. Motion carried.

Ratify Email Vote to Hire New Attorney – Carlos Arias

Waltraut Neuman made the motion to hire Carlos Arias as the new association attorney for Raintree. Jeanie Childress seconded the motion. All were in favor. Motion carried.

NEW BUSINESS

Rental Issues – Working together with the HOA and Security

Mr. Drake the new General Manager is working on getting issues solved with the Safety Committee.

Worker Order Discussion

After much discussion it was decided to leave the work order process the same that is already in place at this time.

Neighborhood Disturbances – Sunnyvale Drive

The noise disturbances that have been coming from unit 6202 Sunnyvale has been resolved.

Vista Contract

All contracts are reviewed and voted on by the Board. Vista will be presenting a new contract in July or August.

Requests and Recommendations by Owners

Requests were answered during the course of the meeting.

Rules and Regulations Discussion

Next winter season the Board would like to review the R & R's and possibly send out to owners a proxy vote to get a 66 percent approval of any changes.

Questions from New Owners at 3014 Clubview Drive

The Board approved a container to be placed near the area for no more than two weeks while the renovations are going on as well as a utility trailer. Tim Cole made the motion to approve this request. Waltraut Neuman seconded the motion. All were in favor. Motion carried.

New Owners

Mr. Klotter must present all renters' information first to the Board.

2936 – Screen Patio Enclosure

Tim Cole made the motion to approve the screen patio enclosure. Waltraut Neuman seconded the motion. All were in favor. Motion carried.

Adjourned at 9:15 P.M.

Respectfully Submitted for the Secretary,

RAINTREE CONDOMINIUM ASSOCIATION, INC.

May 11, 2015, Page 3