

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 9, 2016

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 on Friday, May 6, 2016.

APPROVAL OF MINUTES

Regular Board of Directors Meeting, April 11, 2016

It was moved by Alison Wanta and seconded by Jeanie Childress to approve the minutes. The motion carried unanimously.

TREASURER'S REPORT

Waltraut Neuman reviewed the April financial report and the Collection report. Waltraut also thanked Vista for the new accounting report that is now included with the financials. Tim Cole and Waltraut Neuman both agreed that this report is very helpful and love the overview/snapshot of the financials and pending items. Waltraut also reported that Kristina Yates from Vista is very knowledgeable with phased accounting is very much on top of our accounting issues and thanks her for all her hard work and dedication to their community.

Waltraut Neuman made the motion to pay the J&M Painting project invoices from the paint reserves until the reserve paint line is depleted, with the balance of the project cost to be paid from operating. The reserve payments should be issued from the Raymond James account and the operating expense portion from the FCB Operating MMA. In addition a one-time transfer from the FCB Operating to the Raymond James Reserve account in the amount of \$605.82 is needed to true up the reserve funding for the new 2016 monthly amount. The monthly funding amount is automatically transferred and this amount represents the difference needed YTD April. Tim Cole seconded the motion. All were in favor. Motion carried.

- 1. In order to fulfill the total cost of the paint project for phase 2 and 3 a transfer from operating to the paint reserves is needed:**

From 1010/02 to 2810/02 = \$3,980.00 Phase 2

From 1010/03 to 2810/03 = \$3,419.00 Phase 3

A transfer from operating/money market 1015/1 = \$7050.01

1015/2 = \$13,126.00

1015/3 = \$7,780.52

1015/4 = \$8750.65

1015/5 = \$1944.20

To paint reserves 2810/01, 02, 03, 04, 05 Total \$38,651.38

The motion was made by Waltraut Neuman and seconded by Tim Cole to transfer the money per the figures above in red. All were in favor. Motion carried.

- 2. Each phase has a balance from the renovation project 1020/\$17,666.65
Funds from each phase to be transferred to the paint reserve by phase: 2800**

Phase 1 + \$3,927.54

Phase 2 = \$252.47

Phase 3 = \$1,063.38

Phase 4 = \$7,014.50

Phase 5 = \$5,408.76

The motion was made by Waltraut Neuman and seconded by Tim Cole to transfer the money per the figures above in red. All were in favor. Motion carried.

MAINTENANCE REPORT

Tim reported that mostly trimming was done to prepare for the paint project. Mulch was installed at the pool. Work orders have been done as time and weather permits. The maintenance man Dave has been out several days sick.

Tim Cole made the motion to approve a new side garage door to the atrium as presented with the exception that the trim be PVC and not wood. Waltraut Neuman seconded the motion. All were in favor. Motion carried.

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POOL REPORT

Jeanie Childress reported that the temperature is now 80 degrees in the pool and climbing with the warmer weather. Jeanie reported that there is still one flood light not working on the west side of the pool. In addition, there are still problems with non Raintree owners/tenants gaining entrance to the Raintree pool. A homeowner suggested that new signs be placed at the gates and there was a discussion whether or not to post the pool rules in Spanish on the bulletin board at the pool and on the website. Tim Cole asked Katie with Vista CAM to please get information on installing a card reader system for both gates.

NEIGHBORHOOD WATCH

Jeanie Childress that the new access control policy is now in effect. Residents will be notified on a rolling basis when passes, barcodes will be deactivated by the HOA. Barcodes and stickers will continue to be used.

Jeanie also reported about continued problems with Southpointe and the failure of the BOD and Management to enforce the address the problems. VCC had 78 calls and 23 of those were from Southpointe.

OLD BUSINESS

Building 2 Phase 3 / Painting/Stucco/Roof Project and Building 3 Phase 2 Stucco Project
Tim Cole reported that permits have been submitted for both projects and we are now in the “waiting process”. If everything goes as planned the work should start within 3-4 weeks.

NEW BUSINESS

Street Lights – Tim reported that as the street light bulbs burn out they will be replaced with LED bulbs. This will be a common expense and will be paid by percentage.

Suggestions to Improve Communication to Condo Owners

Several suggestions were made such as listing a projected long range plan of items that the board would like to do down the line on the website. Alison advised that she would add completed projected and pictures to the website if she was given the information and photos of these projects. This information is needed in order to send out a news blast

letting the community know what is taking place at the present time and the future. Please send any updates and/or pictures to Alison and she will add it to the website.

With no additional business to discuss, the meeting adjourned at 8:08 p.m.

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