

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 16, 2015**

**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, Joe Hadacek and Jeanie Childress

Board of Directors Absent: None

**PROOF OF NOTICE**

The notice was posted by Waltraut Neuman prior to Saturday, November 14, 2015 at 7:00 pm.

**APPROVAL OF MINUTES**

Regular Board of Directors Meeting, October 12, 2015

**It was moved by Tim Cole and seconded by Jeanie Childress to approve the minutes with the correction of "their selves". The motion carried unanimously.**

**TREASURER'S REPORT**

Waltraut Neuman reviewed the October financial report. Mrs. Neuman advised the water and sewer usage was high for phase 1 and 5. **Waltraut made the motion to have the cleanup from the water intrusion at 2916 Cottage Grove to be paid out of the plumbing reserves from phase four. Tim Cole seconded the motion. All were in favor. Motion carried.**

**MAINTENANCE REPORT**

Tim Cole reviewed the maintenance report. Projects are listed below that were done during the course of the month.

Repair curbs at entrance.

Pressure washed all sidewalks, front of buildings and court yards.

Pressure washed dumpsters and front entrance.

Removed shrubs from the pool area.

Pressure washed deck and side stones, sprayed with choline.

Washed pool fence inside and out.

Installed three pallets of sod behind buildings 16, 10, 9 and 12.

Completed inspecting and working on 8 irrigation zones.

## **POOL REPORT**

Jeanie Childress reported that pool and spa looks great. The pool furniture has been cleaned as well. The heat was turned on at the pool on October 15<sup>th</sup>. Jeanie advised the Holiday decorations will be installed starting the Monday after Thanksgiving. All are welcome and encouraged to help decorate. Jeanie reminded everyone there are still two empty flower pots at the pool.

## **NEIGHBORHOOD WATCH**

Jeanie Childress reported that cars are being let through the main gate without decals or passes being checked. Tim advised that this is a problem that needs to be addressed with the HOA.

## **OLD BUSINESS – ROAD SEALING PROPOSALS**

Tim Cole made the motion to accept Hall Company, Inc sealcoat proposal in the amount of \$9,918.52 and to be paid from the paving reserves. Tim would like to have the job completed before the end of the year. Waltraut seconded the motion. All were in favor. Motion carried.

## **NEW BUSINESS**

### **Approval of the 2016 Proposed Budget**

Waltraut Neuman made the motion to accept the 2016 budget as presented. Tim Cole seconded the motion. All were in favor. Motion carried.

### **Brownie's Sewer Line Inspection and Cleaning**

Tim Cole made the motion to accept the proposal from Brownie's Septic & Plumbing in the amount of \$1,675.00 and to be paid from the plumbing reserves. Joe Hadacek seconded the motion. All were in favor. Motion carried.

### **ARB – 3041 CLUBVIEW WINDOWS**

Tim Cole made the motion to approve the installation of new windows as presented. Alison Wanta seconded the motion. All were in favor. Motion carried.

Adjourned at 8:32 P.M.

Respectfully Submitted for the Secretary,

RAINTREE CONDOMINIUM ASSOCIATION, INC.

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