

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 13, 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 Jeanie Childress

Board of Directors Absent: Joe Hadacek

PROOF OF NOTICE

The notice was posted by Waltraut Neuman prior to Saturday, October 11, 2014 at 7:00 pm.

APPROVAL OF MINUTES

Regular Board of Directors Meeting, September 8, 2014 – **It was moved by Alison Wanta and seconded by Jeanie Childress to approve the minutes as presented. The motion carried unanimously.**

TREASURER'S REPORT

Mrs. Neumann presented the September financials and collection report.
Phase Two – Past Due Collections - \$3780.12
Phase Three – Past Due Collections - \$437.63
Phase Four – Past Due Collections - \$ 5021.98

MAINTENANCE REPORT

Tim reported that sidewalks have been pressure washed on buildings 1-9 and 12.
Palm trees are continually being trimmed.
Repair sky light in building 8.
Repaired area in building 10 and 14 where squirrels were coming into attics.
Removed shrubs in building 9.
Installed 6 out of 8 shut off valves in building 9.
Installed fabric, plants, stone and mulch in common areas around building 9.
Sprayed for weeds around property.
Replaced toilet in restroom.
Worked on irrigation throughout the community.

POOL REPORT

Jeanie Childress reported that the hinges on the pool gate have been replaced. The heat will be turned on at the pool this Wednesday. Jeanie reported that several people are using rafts and floats in the pool. Homeowners were asked again to please contact security if they see someone in the pool area that doesn't belong there or if anyone is breaking the rules.

NEIGHBORHOOD WATCH

Jeanie reported that no incidents were reported in Raintree. Jeanie told owners to watch their speed because police have given out several tickets for speeding. Alison reported that a bike was stolen out of her garage when it was left open mistakenly.

OLD BUSINESS

Shut Off Valves/Older Units

Tim Cole reported that when the landscaping was being redone on building 9 and during the removal of all the plants and bushes, 6 out of 8 water lines were found and shut off valves were able to be installed. Tim reported at the current time Phase 1 and 2 don't have enough funds to install shut off valves even if they were able to locate the lines.

Tim Cole gave permission for the owner at 2921 Clubview Drive, Mr. Bucci to get a proposal only from a licensed plumber to have shut off valves installed at his unit. Tim didn't give approval for any work to be done or any landscaping to be removed. Mr. Bucci must have board approval before any work can be done.

Storage/Garage Entry Doors - Tabled

The board approved for unit 2961 Cottage Grove to be used a sample to find out the costs related to changing the garage courtyard door. The owner agreed to pay the costs associated with it. Once a price is known the association will be sending out a letter to homeowners letting them know that the association will change out their door for a certain amount and then the homeowner must reply and send in a check in order for theirs to be done.

2015 Budget Discussion

Waltraut Neuman discussed the need to increase the monthly assessment in Phase 1 and 2. The proposed 2015 budget if approved will increase the fees by \$6.00 monthly in Phase 1 and 2. The budget will be approved on November 10, 2014.

NEW BUSINESS

Date to Change Dumpsters Back to Three Times a Week

The board asked Katie with Vista CAM to contact OUC Solid Waste and change the pickup back to three times a week starting the first week in November.

Issue of Mulch at Building Nine

Mulch will be placed down on all common areas around building 9 if it hasn't already been done.

Open Discussion

ARB Application for 2936 Cottage Grove – 12 X 12 Pavers

Tim Cole made the motion to approve the installation of 12x12 pavers behind their unit to match the surrounding unit in the color Terra Cotta. Waltraut Neuman seconded the motion. All were in favor. Motion carried.

Adjourned at 8:55 P.M.

Respectfully Submitted for the Secretary,

Katie M. Wilkerson, LCAM

RAINTREE CONDOMINIUM ASSOCIATION, INC.
October 13, 2014, Page 3