

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 12, 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 and Jeanie Childress

Board of Directors Absent: Joe Hadacek

PROOF OF NOTICE

The notice was posted by Waltraut Neuman prior to Saturday, October 10, 2015 at 7:00 pm.

APPROVAL OF MINUTES

Regular Board of Directors Meeting, August 10, 2015 and the Board of Directors Legal Closed Meeting, August 10, 2015 – **It was moved by Tim Cole and seconded by Jeanie Childress to approve the minutes as presented of both meetings. The motion carried unanimously.**

TREASURER'S REPORT

Waltraut Neuman reported that the September financial statement is showing a negative balance of \$11,944.95 versus the budget. (NOTE: The corrected amount should be a negative balance of \$9,643.33 versus the budget.) This is mostly due to the Raintree delinquencies in the amount of \$14,051.22.

Waltraut Neuman made the motion to waive the delinquency fees for a total of 12 accounts (listed on the 9/30/2015 Collections Status Report) who owe less than \$33.68. (Note that the \$33.68 account has accumulated this amount since 2007.) Tim Cole seconded the motion. All were in favor. Motion carried.

Waltraut Neuman recommended an increase in the 2016 assessments.

The Board questioned when the 2016 Budget meeting would take place, and Katie Wilkerson advised that it will be Monday, November 16, 2015.

MAINTENANCE REPORT

Tim Cole reported that he interviewed 3 candidates for the on-site maintenance position, and he made the motion to hire Dave Smooz as the new on-site maintenance person on a trial basis at an hourly rate of \$18.00 (not including insurance costs), and will work on an average of 20 to 30 hours per week.

Tim reported that the community is behind with work orders, and that the new maintenance person will start very soon after he completes the required paperwork. Tim also stated that the budget will not allow the maintenance person to work 40 hours.

POOL REPORT

Jeanie Childress reported that new pool filters were purchased as a result of damage from some material which entered the pool. She requested to check the cameras for any suspicious activity. She also reported that the security guards are not checking the pool at nights. Jeanie reported that there are two empty pots at the pool that need plants in them.

NEIGHBORHOOD WATCH

Jeanie Childress reported that cars are being let through the main gate without decals or passes being checked. Katie received the Post Orders from administration and gave to Jeanie per her request.

OLD BUSINESS - NONE

NEW BUSINESS

Discussion on Massey Services

The Board and members discussed a lack of courtesy and friendliness by the Massey on-site staff. One member mentioned that she has found some termite "stations" lying on the ground instead of being in the ground. Waltraut reported that Katie with Vista Cam and herself had met with the manager and advised him of certain issues and concerns. Massey has been regularly providing weekly.

Welcome to New Homeowners in Raintree

A total of 2 owners have moved in since the last meeting, and one of them was present at this meeting. Carole and Bill Maneri introduced their selves to all in attendance.

Painting/Road Sealing/Roof Proposals

Taking bids for painting of building exteriors, pavement sealing, and roofs. The roof bids will be used to determine if there are sufficient reserves being set aside annually for future replacements.

Violation Committee Discussion

The Board held a discussion regarding the pros and cons of having a Fining Committee versus hiring an attorney to pursue members with violations. Katie Wilkerson explained Florida Statute 718.303 regarding the requirements for fining. There was no motion made, but the general consensus was to hire an attorney on a case by case basis if the violation is not corrected after three letters are sent by Vista.

OPEN DISCUSSION TOPICS**Shrub Maintenance**

The members held a discussion and stated that many palms and other shrubs are not adequately being trimmed. Furthermore, many shrubs near building entrances are needing to be severely pruned back, and Tim Cole mentioned that this major expense will need to be placed in the 2016 Budget and done in the spring.

Charcoal Grills

A member asked if charcoal grills are allowed, and the Board said that they were not (as per City of Orlando fire codes). Only electric grills are permitted in the community.

Adjourned at 8:10 P.M.

Respectfully Submitted for the Secretary,