

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 8, 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 and Jeanie Childress

Board of Directors Absent: Joe Hadacek and Alison Wanta

PROOF OF NOTICE

The notice was posted by Waltraut Neuman prior to Saturday, September 8, 2014 at 7:00 pm.

APPROVAL OF MINUTES

Regular Board of Directors Meeting, August 11, 2014 – **It was moved by Tim Cole and seconded by Waltraut Neuman to approve the minutes as presented. The motion carried unanimously.**

TREASURER'S REPORT

Mrs. Neumann presented the August financials and collection report.

Phase Two – Past Due Collections - \$2992.69

Phase Three – Past Due Collections - \$465.81

Phase Four – Past Due Collections - \$ 4581.13

MAINTENANCE REPORT

Tim reported that the irrigation is still being worked on. There was a major irrigation repair made by building 27. The light by building 13 has been fixed. There was also a stucco repair done on Cottage Grove.

POOL REPORT

Jeanie Childress reported that the pool light and the hot tub are both working now. Jeanie advised that the pool gate on the West side needs to be adjusted again because it will not close by itself. The 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 a possum had entered her unit and the fire department was called and it was removed. It was also reported that fire panel that was hit by lightning was buzzing again.

MANAGER'S REPORT – ATTACHED

OLD BUSINESS

Shut Off Valves/Older Units

Tim Cole reported that building 9 is currently being worked on. Labor cost and parts are be tracked.

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.

NEW BUSINESS

Pool Heater

Tim Cole made the motion to turn the pool heater on by October 15th and for it to be set on 80 degrees. By November 15th – set on 83-84 degrees. Waltraut Neuman seconded the motion. All were in favor. Motion carried.

Flood Lights

Tim Cole made the motion to change the existing lights on buildings 5, 8 and 10 to LED and to add 1 more light to building 16. The cost has been approved up to \$3000.00 and it will be paid from #5020 by percent. Jeanie Childress seconded the motion. All were in favor. Motion carried.

Budget Discussion

The budget is currently being worked on and Ellen Womack with Vista will be meeting Waltraut Neuman on the 17th to review and make adjustments.

OPEN DISCUSSION

None

Adjourned at 8:20 P.M.

Respectfully Submitted for the Secretary,

Katie M. Wilkerson, LCAM

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