

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 13, 2017

CALL TO ORDER

Tim Cole called the meeting to order at 7:03 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 Present: Tim Cole, Jeanie Childress, Alison Wanta, Waltraut Neuman and Joe Hadacek

Board of Directors Absent: None

PROOF OF NOTICE

The notice was posted on Saturday, November 11, 2017.

APPROVAL OF MINUTES

Regular Board of Directors Meeting – October 9, 2017

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

TREASURER'S REPORT

Waltraut Neuman reviewed the October's financial report. Waltraut reported that Phase Four received all their past due amounts in collections. Waltraut reported that there will not be an increase in assessments next year.

Phase 1 has 29 units and \$13,837.41 in their operating account. That equals \$477.50 per unit.

Phase 2 has 54 units and \$34,903.33 in their operating account. That equals \$646.00 per unit.

Phase 3 has 32 units and \$28,643.00 in their operating account. That equals \$895.10 per unit.

Phase 4 has 36 units and \$37,958.00 in their operating account. That equals \$1054.00 per unit.

Phase 5 has 8 units and \$6908.00 in their operating account. That equals \$863.00 per unit.

MAINTENANCE REPORT

Joe Hadacek reported that following maintenance items have been attended to this month along with any work orders.

New latch was installed on the east gate at the pool

Tree trimming

Irrigation repairs

Pressure washing sidewalks

Ladies restroom toilet was repaired

The curbing at the front entrance will be repaired next

POOL REPORT

Jeanie Childress reported that two new heat pumps have been installed for the pool. Pool passes will be mailed out shortly. If you would like Jeanie to pull yours so that it is not mailed please contact her to let her know. Jeanie also reported that the spa is working fine.

NEIGHBORHOOD WATCH

Jeanie Childress advised residents that the new security company will be starting December 1st. If you have any issues or concerns please report them to security. Of course if you have an emergency call 911 immediately. Katie with Vista will email the GM of the HOA and ask them for a copy of the security contract and a list of their duties and responsibilities. The Board also suggested that the Association invite the new security company to the January Board meeting.

The Board requested volunteers to help put up Christmas decorations on November 27th and 28th. Jeanie made a list of the names that volunteered at the meeting.

OLD BUSINESS - NONE

NEW BUSINESS

APPROVAL OF THE 2018 PROPOSED BUDGET

Tim Cole made the motion to approve the 2018 proposed budget as presented. Waltraut Neuman seconded the motion. All were in favor. Motion carried.

RATIFY MOTION FOR HEAT PUMPS

Tim Cole made the motion to purchase two new heat pumps from Universal Heating and A/C in the amount of \$8,200.00 and to be paid from the pool reserves. Waltraut Neuman seconded the motion. All were in favor. Motion carried.

RAINTREE CONDOMINIUM ASSOCIATION, INC.

November 13, 2017, Page 2

OPEN DISCUSSION

Other items discussed by the homeowners were the dumpster on Raintree Drive, dead plants and shrubs. When will new plants be installed?

One homeowner commented on how great the website looked and the residents and the Board thanked Alison Wanta for all her hard work.

With no additional business to discuss, the meeting adjourned at 7:55 p.m.

Respectfully Submitted for The Board of Directors