

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 14, 2019

CALL TO ORDER

Tim Cole called the meeting to order at 7:01 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, Randy Moreland, Jeanie Childress, Joe Hadacek and Allan Amer.

Board of Directors Absent: None

PROOF OF NOTICE

The notice was posted 48 hours in advance per Florida Statutes.

APPROVAL OF MINUTES

Budget and Board Meeting – November 12, 2018

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

Organizational Meeting – December 10, 2018

It was moved by Tim Cole and seconded by Randy Moreland to approve the minutes. The motion carried unanimously.

MAINTENANCE REPORT

Joe and Randy reported that some gutters were cleaned and blown out. New latches were installed on the gates. Misc work was done in the pool area. Allan Amer requested to have a work order report so he can tell what work orders are still open.

POOL REPORT

Jeanie reported that the pool looks great. She reported that there is a noise coming from the Vac Pack but Tim and Randy are already investing it.

NEIGHBORHOOD WATCH

No reports were provided of any incidents in Raintree. Jeanie did report that there was an incident in her building and the police were called. In addition, parking codes are not be deleted out of the system once a renter is gone and why did it take a week to get the Raper Dairy gate repaired.

RAINTREE CONDOMINIUM ASSOCIATION, INC.

January 14, 2019, Page 1

**LANDSCAPE COMMITTEE – REPORT ATTACHED
COMMITTEE MEMBERS**

Rick Cobb – Chair

Barb Nixon – Recorder

Mary-Jo Cottrell

Donna Milbauer

Waltraut Neuman

Susan Keetch

BOARD ACTION REQUIRED ON COLLECTION REPORT

The Board unanimously moved to waive the \$30.00 NSF fee on account number 506212.

OLD BUSINESS

DISCUSSION ON AT&T CABLE – TABLED

LANDSCAPING PROPOSAL

Allan Amer made the motion to accept the proposal from Green Impressions, Inc. in the amount of \$35,400.00 annually. Randy Moreland seconded the motion. All were in favor. Motion carried. The Board agreed that the contract won't be signed until after the mulch is installed and Tri-Choice is given their 30 day notice.

MULCH PROPOSAL

Tim Cole made the motion to accept the proposal from Tri-Choice for mulch in the amount of \$5,760.00 and to be paid from the Landscaping Reserve. Jeanie Childress seconded the motion. All were in favor. Motion carried.

NEW BUSINESS

CHRISTMAS DECORATION VOLUNTEERS

The Board thanked everyone that was involved in decorating the community. The community looked great! All decorations have already been stored away. The Board and the volunteers agreed on having the decorations down by the 10th of January each year.

ROPE LIGHTS AT THE GAZEBO

Jeanie made the motion to have the white lights at the gazebo remain on. Tim asked the volunteers to look into purchasing light tracking so the lights would stay in place. Tim Cole seconded the motion. All were in favor. Motion carried.

WHITE LIGHTS AT POOL

Allan Amer made the motion to have the white lights around the bottom of the palm tree trunks stay on until April. Randy Moreland seconded the motion. All were in favor. Motion carried.

RAINTREE CONDOMINIUM ASSOCIATION, INC.

January 14, 2019, Page 2

PRESSURE BALLAST & TANK FOR IRRIGATION – TABLED

SECURITY

Jeanie Childress discussed this under the Neighborhood Watch Report. Allan Amer also advised that he would speak with the HOA Board concerning parking passes, expired rentals tags/decals being deleted out of the system when the lease is over and Commercial vehicles receiving tags/decals in the first place from administration.

Tim Cole made the motion to adjourn the meeting at 8:19 p.m. Randy Moreland seconded the motion.

RAINTREE CONDOMINIUM ASSOCIATION, INC.

JANUARY 14, 2019, Page 3