

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

CALL TO ORDER

Tim Cole called the meeting to order at 7:02 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, Randy Moreland and Allan Amer.

Board of Directors Absent: Joe Hadacek

PROOF OF NOTICE

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

APPROVAL OF MINUTES

Board Meeting – August 12, 2019

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

FINANCIALS/COLLECTIONS

Allan Amer reviewed the August financials. **Allan Amer made a motion to approve the financials. Randy Moreland seconded the motion. All were in favor. Motion carried.**

MAINTENANCE REPORT - Attached

POOL REPORT

Jeanie reported that someone attempted to rip the blue grips from the railing two days after the hurricane. She also noted that the new guards are not always checking pool passes.

NEIGHBORHOOD WATCH

Jeanie noted that she still needs a report on any incidents occurring in Raintree. Allan advised that he receives a daily report and will forward to Jeanie, and noted that there has been one domestic disturbance.

Gate issues: the phone number used to call in must be the number on file with the gate. If using a cell or the phone number has changed, owners must ensure the correct number is on file.

Phases I, II and part of III: photocell sensor lights were provided, but residents are not leaving their porch light switch on, which leaves areas dark. One owner noted that his fixture was not working due to a lack of light reaching the photocell, so he installed a timer. It was suggested that a notice be sent to residents, reminding them to leave the switch on. Jeanie mentioned that there is a way to modify the switch-plate to prevent it from being turned off.

OLD BUSINESS

AD HOC COMMITTEE REPORT – MAINTENANCE MAN

No report given. Tabled.

NEW BUSINESS

2020 BUDGET

The proposed 2020 Budget was reviewed. Discussion ensued on the Plumbing Reserves and the additional \$6.00 per unit charge to Phases I and II.

Pool Reserves were also discussed. **Allen Amer made a motion to increase Pool Reserves from \$7.40 per unit to \$10.00 per unit. Jeanie Childress seconded the motion. All were in favor. Motion carried.**

Regarding the Master Association, their budget meeting will be held on November 21st. It is estimated that HOA fees might increase by \$21 per unit, and condo fees by \$20 per unit.

POOL RESURFACE

Proposals had been received from Professional Pool Services of Central Florida, Blu Escape, and Classic Marcite. An additional proposal from DJ's Resurfacing was presented. **Allan Amer made the motion to approve DJ's Resurfacing's proposal of \$9,300.00, contingent on successful review of their references and prior workmanship. Tim Cole seconded. All were in favor. Motion carried.**

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2955 COTTAGE GROVE REPAIRS

The mitigation contractor's estimate for repairs (done without Board approval) was reviewed. The contractor's estimate of \$714.71 for the drywall repairs includes removal as well as replacement. As the Association's responsibility is for drywall replacement only, **Allen Amer made a motion to approve reimbursement of \$450.00 for drywall replacement. Jeanie seconded the motion. All were in favor. Motion carried.**

Allan Amer made the motion to adjourn the meeting. Jeanie Childress seconded the motion. Motion carried.

Adjournment: 8:20 P.M.