

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 9, 2020

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 Present: Tim Cole, Jeanie Childress, Randy Moreland, and Allan Amer per Speaker Phone.

Board of Directors Absent: Mary Hunter

PROOF OF NOTICE

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

APPROVAL OF MINUTES

Board Meeting – February 10, 2020

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

FINANCIALS/COLLECTIONS

Allan Amer made a motion to reclass the amount of \$6,650.00 that was paid to Green Impression from the operating account to be recoded to the landscaping reserve. Jeanie Childress seconded the motion. All were in favor. Motion carried.

Jeanie Childress made the motion to waive all late fees, interest and aadin fees for 2932 Claremont Court. Randy Morelaand seconded the motion. All were in favor. Motion carried.

MAINTENANCE REPORT – Attached

Randy Moreland presented the maintenance report. Report will be attached to the minutes.

POOL REPORT

Jeanie Childress reported that Tim repaired the timer at the pool. The overflow problem is being taken care per Tim. Jeanie is starting to get bids again to refurbish the pool. Four pool passes have been replaced.

NEIGHBORHOOD WATCH

Jeanie reported that security is watching very close for any activity that may include drugs being passed through the Raper Dairy Road gate. Other items discussed were tailgating, a grease fire inside a kitchen and loud music. There was no report given concerning the fire on the Ramco daily reports. The fire department was not called to scene since the fire was distinguished by a fire extinguisher. Katie will ask Alison to send an email blast asking everyone to check their smoke detectors and fire extinguishers.

LANDSCAPING COMMITTEE

The landscaping committee has been working on calculations for the amount of sod that will be needed to fill in bare spots in the common area. Report attached.

OLD BUSINESS

PROPOSAL NEEDED FOR STUCCO WORK

Katie presented two proposals for the stucco work that is needed at 2921 Clubview and the mailbox area as well.

Hartman & Sons Construction, Inc. proposal was in the amount of \$17,949.00 and an unforeseen or hidden damage needing repairs will be done on a time and material basis at \$50.00 an hour per man for labor and cost of materials plus 25% for material cost, in addition to above price. Includes clean up and haul debris away.

H & R Services proposal was in the amount of \$11,335.00 for stucco work and the mailbox area. Board asked to make sure this included clean up and haul debris away. The board asked for the mailbox area to be separated out on the proposal in order to code them correctly. Once the proposal is separated out it will need to be coded per the following motion. **Tim Cole made the motion to hire H&R Services providing the clean up is included and he likes the work of previous jobs he will take a look at. The stucco project for building 5 will need to be paid out of the stucco reserve, phase 1 and the remaining balance is to be paid from the operating account, phase one. The mailbox stucco repairs on the West wall (Clubview Drive and Raintree Drive) needs to be paid out of the operating account and coded to all phases by %. Randy Moreland seconded the motion. All were in favor. Motion carried.**

POOL GATE CARD READER UPDATE

Tom Rawson gave an update on the installation of the card reader system. Tom will be fabricating the card readers to fit the gates better and will also be powder coating them too. This will involve some welding so he will be taking the parts with him back North to complete this part of the project. The actual key cards will be left with Raintree. Tim and Tom discussed the electrical needed as well. The system will be installed and implemented in the fall.

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GREEN SPACE/PARKING AREAS

The board would like to remove dirt from each side of the “green space” and add asphalt “cold patch” so there would be less grass/dirt and more room to walk on a hard surface.

NEW BUSINESS

MOTION TO APPROVE \$100.00 CHRISTMAS GIFT TO DAVE SMOOT

Jeanie Childress made the motion to approve the \$100.00 Christmas bonus to Dave. Randy Moreland seconded the motion. All were in favor. Motion carried.

HIRING OF NEW MAINTENANCE MAN

The board had a discussion concerning hiring a new maintenance man. Their hours would be anywhere from 24 to 40 hours weekly. Tim will post this position on a couple of different websites. Applicants will be interviewed by Tim and Randy.

GREEN IMPRESSIONS – IRRIGATION BREAK

Tim Cole asked Green Impressions to submit a proposal to repair the irrigation break. April didn't have the proposal ready for tonight but they will be out to look at it and will provide a proposal as soon as possible.

2019 and 2020 MONTHLY FINANCIALS AND MINUTES ON VISTA'S PORTAL

Vista will add the income/expense statement and balance sheet for each phase as well as the over all income/expense statement and balance sheet for the entire community. Minutes will be posted as well on the portal once they are approved.

OPEN

Items discussed were adding identifying labels to the new shut off valves installed and any that might be missing. Mud in area by the recycling bins, possibly making the barrier higher. Questions concerning how and when the pool bids will be done.

Tim Cole made the motion to adjourn the meeting at 8:27 p.m. Allan Amer seconded the motion. All in favor. Motion carried.

Raintree Maintenance report for work completed in the last 6 months since our last meeting on 3/9/20- presented at 9/15/20 meeting

Roof repair by Performance roofing on 6120 CV

New filter tanks added to pump shed for spa.

Pool resurface has been completed with new deep end ladders. And blockage in gravity drain was cleared

The pavers were pressure washed and the pool furniture cleaned before the pool reopening.

Problems with shorts in the pool up lighting were located and repaired.

Conduit for the new pool gate locks has been installed at all 3 gates. MC and pool pump gates have had wire pulled into the pump house and a time clock and outlets have been added for those 2 gates. Still to be installed is the cable to the gate and a time clock and outlet in the vac pac. Tom Rawson is planning to return on 10/ 15 and new keycard locks will be installed after his return.

(16) 12+ pallets of sod have been laid in Raintree.

Trimming of seed pods on palm trees has been started.

Continued replacement of sprinkler heads are continued as they are seen.

Removal of wasp nests on buildings continue as they are reported or seen.

Closet leak has been repaired on 2921 MC.

Continuous standing water problem between the backs of buildings ⁶~~8~~ and 7 has been fixed.

Stucco on Woodgate side of BLDG 5 has been replaced and painted.

Broken stucco on sides of mail boxes has been replaced or repaired and repainted.

2 broken irrigation feed pipes at end of building 1 were repaired by Ventura village.

Water problems of water collecting near steps at 6118 RT and 2963 CV have been addressed.

All light poles and sign poles have been repainted.

Several buildings have had to have gutters that were pulling off the fascia reattached. This is an ongoing project as new gutter problems are noticed

Broke out front entry driveway and repaired broken irrigation feed pipe. They replaced concrete in driveway

Cut out and repaired broken entry way curb.

Put in new sidewalk at end of building 15.

Replace several leaking hose bibs from work orders.

Projects still outstanding:

Roof leaks at ³2005 CV and 6204 SV. Waiting on bids on replacing bldgs.27's roof.

We have a lighting unit out on the side of the Raintree entrance sign. It will be replaced as soon as we get an new fixture.

We are starting to clean the outsides of the buildings. And we soon will begin the yearly cleaning of the sidewalks.