

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 12, 2020

CALL TO ORDER

Tim Cole called the meeting to order at 7:05 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: Mary Hunter

PROOF OF NOTICE

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

APPROVAL OF MINUTES

Board Meeting – September 14, 2020

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

FINANCIALS/COLLECTIONS

Allan Amer reported on the September 2020 financials. The Board reviewed the collection report as well. Allan reported that YTD the association is over budget by \$5643.19. The line items over budget are water, sewer and electric. There are also some line items that needs reclassified from the reserves. Allan Amer made the motion to accept the September 2020 financial report. Jeanie Childress seconded the motion. All were in favor. Motion carried.

MAINTENANCE REPORT – Attached

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

POOL REPORT

Jeanie Childress reported that a sign was added in the pool area concerning the Corona Virus. Residents must social distance, wipe down their own chairs and table area. The pool hasn't past inspection yet due to the fact that the Classic Marcite gave Katie with Vista CAM the wrong permit number for the NOC. The NOC was recorded before the work began. Once Classic Marcite called for an inspection they realized the permit number was wrong.

Katie had to fill out a new NOC with the corrected information and have Tim Cole sign it and it had to be notarized. Katie then took it to the Orange County Comptroller's office and again and paid and left it to be notarized again with the revised information. Once the NOC is received in the mail at Vista's office Katie will send it to Dan at Classic Marcite. Jeanie also reported that the electric cord by the hottub needs to be removed. There was an incident at the spa and Jeanie asked security to come and check the persons pool pass. They refused to come.

NEIGHBORHOOD WATCH

Jeanie reported that security is not doing their job in her opinion. There have been problems with drugs in other communities within VCC. In addition pool passes still aren't being checked all the time.

LANDSCAPING COMMITTEE

No report given.

OLD BUSINESS

POOL GATE CARD READER UPDATE

Tom Rawson will be back later in October and will give an update.

LANDSCAPING CONTRACT – TABLED

Green Impressions has asked for a 20% increase. The Board will be getting proposals from other landscaping companies. Tim Cole will provide Katie with the landscaping companies names he would like to request bids from. Green Impressions contract expires on March 31, 2021. In the event that the association hires a new company a 30 notice must be given to Green Impressions before March 1, 2021.

MULCH - Tabled

NEW BUSINESS

REVIEW 2021 PROPOSED BUDGET

Allan Amer discussed the proposed budget that will be approved in the November's Budget Meeting. All phases monthly assessments will be in the amount of \$237.00 starting in January 2021 once approved. Items that needed to be increased for 2021 were water, sewer, trash and landscaping.

SPA SIGN

Per Raintree's documents no children are allowed in the hottub under twelve period. **Jeanie Childress made the motion to enforce the documents and to have a new sign made to change the wording back to the original wording concerning age requirement. Tim Cole seconded the motion. All were in favor except Allan Amer. Motion carried.**

LANDSCAPING PAVERS/EDGING STONES

Tim discussed how several homeowners have installed edging stones without approval and about how many different types are in the community such as wood, brick and white plastic edging to name a few. The board would like to approve a certain type and color to ensure that any new edging stones are the same kind and color. The homeowner must also install a stone base first up next to the building and under any mulch to prevent moisture from going through the wall into the garage or other areas. Tim would like to have samples for the next meeting. Tim would like to ask Linda Holmes for her type and color that she installed a few months ago.

AC LINES COVERS

Tim stated that he would like to send a letter to all the homeowners telling them they need to cover their outside ac lines with a hard cover foam or plastic in order to protect them from being hit or hurt from vendors. Tim will research what is needed and the cost in order to relay this information to the homeowners.

Others items discussed were the elections, mailings and committees roles. In addition the Board decided that the pool passes and card readers will not be mailed out this year. A date will be set later for homeowners to pick up their pool passes and card readers on property. ID will be required and the homeowner will have to sign for them. Katie will ask if Vista can prepare a homeowners application form to give their tenants permission to pick up their passes. The homeowner is responsible to make sure their tenants receives the signed application from them and that they return or leave the passes with the owner once they moved. Replacement cards are \$25.00 a piece. If both cards are loss it will be a total of \$50.00.

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

Raintree Maintenance report for work completed since our last board meeting 9/14/2020.

Roof repair by Performance roofing on 6204 Sunnyvale

Caulked cracks in stucco at 6210 Sunnyvale entryway and cleaned stains on walls.

Caulked leak on Lanai on 2951 Cottage Grove.

Pressure washed ramp on new shed.

Tarred around skylights at 3005 CV and 2953 CG.

Tarred roof leaks at 2914 CG.

We had reports of squirrels chewing on wood on roofs of building 4 and bldg 8.

Changed burnt out entry way light on Raintree sign.

Trimmed palm tree leaves hanging down into parking spaces around property.

Painted Kilz on stains on ceiling and walls in 3005 CV from roof leaks.

Tarred roof leak at 6122 Raintree.

Replaced dead outlet in pool area for flag light.

Repaired door on dumpster area on CV where a car had backed into it.

Replaced rotted wood on 2959 MC.

Reattached rear gate to work cart.

Cleaned out rear gutters on bldg 4 and sealed holes where we believe squirrels were getting into a rear porch ceiling.