

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 14, 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, Mary Hunter and Allan Amer per Speaker Phone.

Board of Directors Absent: None

PROOF OF NOTICE

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

APPROVAL OF MINUTES

Board Meeting – March 9, 2020

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

FINANCIALS/COLLECTIONS

Allan Amer reported on the August 2020 financials. The entire board reviewed the collection report. Jeanie Childress made the motion to waive the late fee and interest for 3006 Clubview Drive in the amount of \$3.65. Randy Moreland seconded the motion. All were in favor. Motion carried. Mary Hunter asked that the collection department email her son (Owner on account) and let him know there is a balance due and that the monthly amount is \$220.00 and not \$210.00 for 2917 Claremont Court.

MAINTENANCE REPORT – Attached

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

POOL REPORT

Jeanie Childress reported that the pool is opened and it looks beautiful. Pictures were sent to Classic Marcite concerning the depth marker on the tiles. Jeanie believes that repairs took much longer due to Classic Marcite under deliving and weather delays. Tim Cole thanked Randy Moreland for helping him with the cleaning out of the pool drain which had chemical build up through the years. Jeanie requested that the pool passes be red for the year 2021.

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NEIGHBORHOOD WATCH

Jeanie reported that security is not doing their job. There are several cars without stickers on property. In addition there is a white van that has advertising on it. In addition, Tim's reader card was turned off for no reason.

LANDSCAPING COMMITTEE

No report given.

OLD BUSINESS

POOL GATE CARD READER UPDATE

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

NEW BUSINESS

RATIFY EMAIL VOTE FOR POOL RESURFACING

Tim Cole made the motion to approve the bid from Classic Marcite Inc for \$14,350.00 for the resurface of the Raintree Pool with Quartz Aggregate standard color, With New none skid step tile to meet code, New parameter single row on waterline -non skid tile, Place new Cross brace ladders. all labor and material.

\$11,068.11 to come out of the Reserves account, \$3,281.89 to be paid out of the operating account. for a total of \$14,350.00 . \$3,281.89 to be paid back to the operating from the pool reserve account before end of the 2020 year.

Allan Amer seconded the motion. All were in favor. Motion carried.

DISCUSSION ON MAINTENANCE MAN

Pete was hired by Ventura Village as well so that between Raintree and Ventura Village he will be able to work a 40 hour week. Ventura Village will use him on Monday's and Tuesday's and Raintree will have him Wednesday through Friday.

Tim Cole made the motion to increase Pete's hourly wage from \$18.00 to \$20.00 starting January 1, 2021. Pete will also receive 10 days of PTO time a year. The first six months he may use up to five days and then the following 6 months he may use the remaining days. Pete must give a 24 hour notice. Randy Moreland seconded the motion. All were in favor. Motion carried.

6204 SUNNYVALE DRIVE ROOF REPAIR AND BUILDING PROPOSAL

The Board reviewed both the building reroof proposal and the proposal to just repair 6204 Sunnyvale Drive. Tim asked Katie to get a second proposal for just the repair from Alan's Roofing. The motion was made by Tim Cole to go ahead a

approve up to \$900.00 for the repair and for it to be coded to phase 5. Randymoreland seconded the motion. All were in favor. Motion carried.

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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 them from.

MULCH

The Board would like to get a proposal to have mulch installed after the raining season. Tim asked Katie to look into the cost that Ventura Village paid to have theirs installed from Green Impressions. Raintree will need around 120 yards of red mulch. Tim will look for an additional company to propose as well or what the cost would be to have Pete install it (mulch and labor).

DISCUSSION ON 2021 DRAFT BUDGET

The board agreeded to reduced the \$6.00 extra fee for the plumbing reserves from phase 1 and 2. The Board gave Katie adjusted amounts on certain line items as well. Katie will have the accounting department make the adjustments and then it will be send back out to Tim and Allan to work on from there. Katie advised that she will need the final copy by no later than Monday, October 5th in order to have the final revisions done and formatted. The mailing must be mail out be October 9, 2020. The mailing will be combinded with the 1st notice of Annual Meeting.

DOGS AND POO

Vista CAM sent out a blast email asking all residents to keep their dogs on a leash and to make sure they picked up after them. Alison sent out an email blast as well from the Raintree website. The Board also asked that a letter be sent to a unit on Cottage Grove concerning their dogs.

Tim Cole made the motion to adjourn the meeting at 9:23 p.m. Allan Amer seconded the motion. All in favor. Motion carried.

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