

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 8, 2021

CALL TO ORDER

Tom Rawson called the meeting to order at 6:00 pm. All board members were present. This meeting had no motions or actions taken. It was simply a meeting to discuss items on the agenda before the 7 p.m. meeting **Linda Holmes made the motion to adjourn the meeting at 7:00 m.m.. Randy Moreland seconded the motion. All were in favor. Motion carried.**

CALL TO ORDER

Tom Rawson 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: Tom Rawson, Linda Holmes, Randy Moreland, Mary McDonough and Joe Hadacek.

Board of Directors Absent: None

PROOF OF NOTICE

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

DISCUSSION ON ROOFS AND INSURANCE CLAIM

Jasin Quimby with C3 Group Public Adjusters out of Castle Rock, Colorado and Andrew with J & M Roofing were in attendance and answered all the questions that were asked by the board and the members in attendance. The cost for the C3 Group Public Adjuster would be 10% of the insurance proceeds. If a attorney is needed they would revise their percentage to 8%. The board asked Katie Wilkerson with Vista CAM to send the contract to the Association's Attorney for review.

APPROVAL OF MINUTES

Board Meeting – January 11, 2021

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

FINANCIAL REPORT

Mary McDonough reviewed the January 2021 financial report. It was moved by Mary McDonough and seconded by Linda Holmes to approve the financials as presented. The motion carried unanimously. Mary will contact Stacey Samball at Vista to get further information concerning opening another account to place reserve monies into.

COLLECTION REPORT – UPDATED RESOLUTION FOR COLLECTIONS

Mary McDonough made the motion to accept the update resolution for collection agreement provided by Vista in order to collect Raintree's assessment and other fees. Linda Holmes seconded the motion. All were in favor. Motion carried.

MAINTENANCE REPORT – Attached

Randy Moreland presented the maintenance report. Report attached to the minutes. Randy Moreland made the motion to approve a sub pump in the amount of \$200.00 or less. Linda Holmes seconded the motion. All were in favor. Motion carried.

WELCOME COMMITTEE

Linda Holmes reported that the Welcome Committee is currently in the process of being setup. Barbra Nixon will be the lead on the committee. Mary McDonough will be the liason for the board

LANDSCAPING COMMITTEE

Tom Nixon presented the landscaping report. Report battached to the minutes.

OLD BUSINESS

LANDSCAPING CONTRACT - TABLED

Butch and April with Green Impresions would like to meet with two board members and to go over the contract and pricing. They would like to meet on a Friday while they are on property.

NEW BUSINESS

POOL – INSTALL AUTO WATER FILL

Tom Rawson contacted Scott with Professional Pool and asked to have an auto water fill install for the pool system. The cost will be aroiund \$150.00. Tom Rawson made the motion to approve the auto water fill valve to be installed by the pool vendor. Randy Moreland seconded the motion. All were in favor. Motion carried

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TRASH DISCUSSION

The Board discussed that there are boxes in the recycling that are not being broken down as well as some residents leaving trash on the ground and not placing it inside the dumpster even though there is enough room in the dumpster.

PARKING ISSUES

There is a parking issue at 2900 Cottage Grove. The tenants are parking in places that are not allowed. Tom Rawson will send pictures of the problem.

VOLUNTEER PROJECTS

The Board asked for volunteers for certain items that need addressing. Some mentioned were painting the top of the mailboxes, building shelves for the new shed, cleaning out the Christmas shed and organizing both sheds.

Tom Rawson made the motion to adjourn the meeting at 8:41 p.m.. Linda Holmes seconded the motion. All in favor. Motion carried.

2/7/2021 Raintree Maintenance report for work completed since our last board meeting -1/11/21

We are waiting for a bid to fix the dumpster door on the Cottage Grove garbage gate.

We currently do not have irrigation working\ Paterson Well Driling is to be her the beginning of this week.

We are continuing to repair broken sprinkler lines and heads as we find them/

We have had 2 broken water valve lines into the building, I want to thank Scott who replaced them for us.

I also want to thank Mary Jo for continuing to clean up the plants and palms around the community.

Performance roofing repaired the leak at 2905 CV and Colin repace the porch ceiling and painted it.

We have had 2 other roof leaks reported and both roofs have been re tarred.

**We are continuing to touch up entry way walkways on non garage units
Garage unit walkways will follow.**

At the moment we are almost caught up on work orders we have received.

Landscape Committee – Monthly Report – February 8, 2021

We now have three members (Tom Nixon, Mary-Jo Cottrell, Donna Milbauer), with more to be confirmed. A sign-up sheet will also be available at the February BOD meeting.

1. The Pool and Front Entrance are our areas of first concern. Mary-Jo Cottrell (MJC) has visited the UF Extension Service with samples to identify the plants around the Front Entrance. Recommendations to restore the area will follow.

The Pool irrigation system has been checked. Work on cleaning, repairing, and realigning will be done this month. Some dead plants have been removed by MJC. The vinca near the hot tub have been trimmed and fertilized with Miracle Gro. More dead and dying bushes will be removed and others plants rearranged. A small amount of new plant material will be needed. As with most areas, routine weeding must be done.

Receipts for plants purchased by Tim Cole in the last 2 years are being used to determine the names of existing plantings and their maintenance requirements.

2. A meeting is being arranged with our landscaping company to discuss the current situation and establish lines of communication for future cooperation. Some areas include plant types that should be removed, routine maintenance improvements, suggestions on desirable new plants, and fertilization plans.

3. Bitter Melon, an invasive vine, continues to be a problem. MJC is contacting UF Extension for more suggestions. We will have more to say when Spring growth starts.

4. A Landscaping section within the Raintree web site is being developed.

5. MJC is working to standardize the pruning of scrub palms (palmettos) across Raintree. The palms around buildings 11,12,13,14 have been trimmed with the help of Colin Cornie and Randy Moreland. Buildings 16,10 and along common area of Raper Dairy are in the works.

The standards are:

- a. Bottom section of plant trimmed to waist height
- b. Area around plant trimmed for ease of access
- c. No part of plant (top or bottom) can touch building, screen, roof

6. Revitalization of the Raintree Landscape cannot be accomplished without proper funding. For this year we request an indication of what, if any, funds are available. Also a petty cash authorization to spend up to, say \$300, this year as required (with receipts).

7. A revitalized landscape cannot be accomplished without a functioning, properly maintained, irrigation system....

Submitted by: Tom Nixon, Chairperson with the help of Mary-Jo Cottrell