

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
October 11, 2021

CALL TO ORDER

Tom Rawson called the meeting to order at 7:00 pm. The meeting was held via zoom.

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 via Zoom and Joe Hadacek via Zoom

Board of Directors Absent: None

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

APPROVAL OF MINUTES FROM SEPTEMBER 13, 2021

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

FINANCIAL REPORT

Mary McDonough reviewed the September 2021 financial report. It was moved by Mary McDonough and seconded by Randy Moreland to approve the financials as presented. The motion carried unanimously.

COLLECTION REPORT

Mary McDonough made the motion to waive the late fees on all account under \$10.00. Randy Moreland seconded the motion. All were in favor. Motion carried.

MAINTENANCE REPORT – Attached

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

OLD BUSINESS

ROOFS AND INSURANCE CLAIM

Tom Rawson reported that the claim is moving forward. C3Group provides updates to Tom weekly. All repairs, invoices and pictures are sent to the adjuster. Raintree is on the list of the next group to be reviewed in the next month or two by the insurance claim department. Tom requested invoices from Angelo for drywall repairs and invoices from Wall to Wall.

NEW BUSINESS

DISCUSSION ON GREEN IMPRESSIONS

Tom Rawson reported that a worker is being rude to board members and homeowners. Other concerns are weeds, working between Ventura Village and Raintree at the same time and they seem to have no set schedule at all. Tom has spoken to April concerning these issues.

DISCUSSION ON UPPER WINDOW REPLACEMENT

Most roof repairs are from the garden style windows in the upper units. The windows need to be covered over so water can't get down inside the wall. This project was already done with the renovation of the buildings back in 2007.

Tom Rawson made a motion to form a committee to write a scope of work to replace the garden style windows. Joe Hadacek and Sue Mitchell volunteered to be on the committee. Tom asked Tim Cole to meet with the committee on Thursday evening at the clubhouse at 7 p.m.

MONEY FUND FOR FRONT TREE

The front tree was hit by lighting and it has been removed by the Collin. Green Impressions gave a proposal of \$2250.00 for a 12ft Sylvester Palm. Linda Holmes stated that they are asking the Landscaping Committee to come up with some ideas as well.

Other items discussed in general were dumpster issues, pool passes will be lime green for 2022 and grills.

Tom Rawson made the motion to adjourn the meeting at 8:04 p.m. Linda Holmes seconded the motion. All in favor. Motion carried.

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10/11/21 Raintree Maintenance report for work completed since our last board meeting- 9/12/21

In the last month we have continued to trim drooping palm fronds, wasp nests and picking up around the property after storms.

We have one rood leak reported and J&M roofing will be here tomorrow to seal it.

Colin replaced some burnt out landscaping lights at the Gazibo an in the park.

Most of the month has been taken up with pressure washing front low build gutters, sidewalks, stairs and entry ways. Currently he has completed 14 buildings leaving 4 left to do. We have not touched up paint on entry ways this year since the Paint for non garage units has been unavailable since April.

Colin has also finished pressure washing the pool area and cleaning al the chairs.

Also the dead entry palm has had the stum ground down to below ground level.