

**RAINTREE CONDOMINIUM ASSOCIATION, INC.
REGULAR MEETING OF THE BOARD OF DIRECTORS
January 10, 2022**

CALL TO ORDER

Tom Rawson called the meeting to order at 7:00 p.m.

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
Via Speakerphone, Joe Hadacek and Mary McDonough

Board of Directors Absent: None

PROOF OF NOTICE

The notice was posted 48 hours in advance of the meeting.

APPROVAL OF MINUTES – November 8, 2021 and December 13, 2021

Linda Holmes made the motion to approve the minutes as presented. Randy Moreland seconded the motion. All were in favor. Motion carried.

FINANCIAL REPORT

Mary McDonough reviewed the draft of the December 2021 financial report. It was moved by Joe Hadacek and seconded by Linda Holmes to approve the financials as presented. The motion carried unanimously.

MAINTENANCE REPORT – Attached

Tom Rawson read the maintenance report for Randy Moreland. Report attached to the minutes.

LANDSCAPNG COMMITTEE – Attached

Tom Nixon presented the landscaping committee report. Report attached to the minutes.

OLD BUSINESS

ROOF UPDATE

Tom Rawson reported no new updates at this time.

UPPER WINDOW REPLACEMENT

Tom Rawson reported there will be a special meeting on January 24, 2022 at 7 p.m. at the clubhouse. Tom would like to form a committee for the windows at that time.

SOW FOR ROOF REPLACEMENT – TABLED

BACKGROUND CHECKS

This item will be removed from the agenda at this time. It will be addressed at a later date.

NEW BUSINESS

ELECTRICAL PANEL AT THE POOL

Tom Rawson made the motion to accept the proposal from All Phase Electrical in the amount of \$1940.00 plus permit fees to repair/replace the electric panel box at the pool. The invoice should be coded to Electrical/Material/Repair #51960 by %. Joe Hadacek seconded the motion. All were in favor. Motion carried.

ALL PRO PLUMBING

Tom Rawson made the motion to accept the proposal from All Pro Plumbing in the amount of \$4305.00 and to be paid from the plumbing reserves, Phase 1. Joe Hadacek seconded the motion. All were in favor. Motion carried.

DYNAFIRE FIRE PANEL FOR 2900-2922

The board approved the proposal from DynaFire for the repairs needed at the fire panel. DynaFire is waiting for the part to arrive and then they will install it.

Tom Rawson made the motion to adjourn the meeting at 7:53 p.m.

Mary McDonough seconded the motion. All in favor. Motion carried.

1/10/22 Raintree Maintenance report for work completed since our last board meeting- 11/8/21

We continued working on roof leaks as reported and J&M roofing has sealed them.

Colin has been working on plants. Digging out old ones and planting new ones as specked by the land scape committee.

We have had to remove several dead trees and bushes.

The new front entrance circle palm was purchased and planted.

The Christmas decorations were installed on the Friday following Thanksgiving. The board wants to thank all the residents that helped. We will be taking down the decorations next Friday 1/14/22 starting at 9 am for any one who can help. We will be leaving the lights on the palms until March.

Tom and Colin recently Drained the Hot tub and replaced the burnt out spa light and refilled it and the pool service added the proper amount of chlorine.

Colin, Tom and Santa appeared this year in our decorated maintenance cart

We have also been keeping up with work orders replacing dead photo sells, cleaning out blocked gutters and replacing burned out bulbs on garage units

Landscape Committee BOD Report 1/10/2022. TN

1. Thanks to Donna Milbauer and Mary Jo Cottrell for planting the annual Christmas poinsettias.
2. The Landscape Proposal Review form and Landscaping Guidelines are now available on the Raintree website. They should be used by those owners who wish to make modifications to the plantings around their condo at their own expense.
3. Over 110 plants were planted in the common area and condo fronts during November/December. Included was a Sylvester Pam at the front entrance to replace the lightning damaged original palm. The program will continue this year, subject to budget constraints. We will also start working on areas at the back of condos.
4. Thanks to Colin for all his planting work. Thanks also to the building 27 owners who replanted the circle at the end of Clubview Drive last year at their own expense, and then planted poinsettias in December.

Tom Nixon for the
LandscapeCommittee