

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

**CALL TO ORDER**

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

Board of Directors Absent: None

**PROOF OF NOTICE**

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

**THE BOARD WELCOMED MARY MCDONOUGH TO THE BOARD AND SHE WILL BECOME THE TREASURER FOR THE REMAINING ONE YEAR TERM OF ALAN AMER.**

**APPROVAL OF MINUTES**

**Organizational Meeting – December 14, 2020**

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

**Special Meeting – January 5, 2021**

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

**COLLECTION REPORT**

Randy Moreland made the motion to not waive the \$100.00 Intent to Lien fee per the request from 2971 Cottage Grove. Mary McDonough seconded the motion. All were in favor. Motion carried.

Randy Moreland made the motion to waive all late fees/interest for the six accounts under \$12.00 on the December 2020 collection report. 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.

**LANDSCAPING COMMITTEE**

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

**OLD BUSINESS****POOL GATE CARD READER UPDATE**

Tom Rawson reported that two main pool gates are ready for the wiring to begin. The third gate by the restrooms will be the last one to be completed.

**LANDSCAPING CONTRACT**

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.

**ARC APPLICATION – 2930 COTTAGE GROVE COURT**

Randy Moreland made the motion to accept the ARC application as presented for the installation of a water softner. Joe Hadacek seconded the motion. All were in favor. Motion carried.

**NEW BUSINESS****RATIFY PERFORMANCE ROOFING PROPOSAL**

Randy Moreland made the motion to accept the proposal from Performance Roofing for the roof repair at 2907 Clubview Drive in the amount of up to \$1000.00 and to be paid from the roofing reserves, phase two. Linda Holmes seconded the motion. All were in favor. Motion carried.

**DISCUSSION ON ROOFS AND THE INSURANCE CLAIM**

Tom reported the a claim was submitted through Raintree's property insurance for wind and hail damage. The insurance company had three adjusters inspect the roofs and Vista CAM received the letter that the claim was denied. Jasin Quimby, Public Adjuster for C3 Group will be coming out again to Raintree to inspect the roofs further. Tom Rawson as mentioned that he would like to meet with China from Southpointe and go over the process she went through with their insurance claim and find what Public Adjuster they used.

### **DISCUSSION ON NEW COMMITTEES**

Linda Holmes discussed having a sign up sheet at the next meeting for the landscaping committee and a new welcomeing committee. Linda will also have a list of the items that the board would like for each committee to do. Tom Nixon will be the lead on the landscaping committee.

Other items discussed were asking for volunteers for removing the Christmas decorations this Friday the 15<sup>th</sup> at 9 a.m. at the pool. Tom Rawson asked owners in attendance to look around the property and to let him or the board know of any items that they might see that could be addressed by volunteers.

**Randy Moreland made the motion to adjourn the meeting at 7:55 p.m.. Mary McDonough seconded the motion. All in favor. Motion carried.**

RAINTREE CONDOMINIUM ASSOCIATION, INC.

January 11, 2021, Page 3

**1/11/2021 Raintree Maintenance report for work completed since our last board meeting 12/14/2020.**

**On 12/25/20 an OUC garbage truck drove through the Cottage Grove small garbage gate and bent the metal frame so a new frame has to be rebuilt and new plastic fencing installed. The OUC adjuster was out the following Monday and gave Tom Rawson the form to submit for payment from the city after we get the new gate made and installed.**

**In the front entry circle, some vehicle ran up over the center circle curb and ran over one of the 6 pole lights around the large palm tree. A replacement pole light has arrived and will be installed soon.**

**The Oak trees have now been trimmed back from the building roofs.**

**We have inspected all the buildings and repaired squirrel holes in the screens under the roof edges that would allow animal access into building roofs.**

**This month we have replaced 19 sprinkler heads .**

**We have also repaired 2 underground water pipe leaks: one on the water feed pipes to building 6 and one irrigation break behind bldg 5& building 3.**

**We continue working through workorders that have come in including rotted wood, security light burnouts and day night sensors.**

**We have started touching up the entry way sidewalks on non garage units.**

Monday, January 11, 2021

Vista Management: Katie Wilkerson

Board of Directors of Raintree Area of Ventura Country Club:

Tom Rawson, President

Joe Hadacek, Member at Large

Randy Moreland, Member at Large

Linda Holmes - Vice President

Mary McDonough, Treasurer

Dear Members,

Old Business:

Sod Project - completed over the Spring/Summer months.

1. Mulch was installed around new plantings to finish the project. Completed

Bitter Melon - invasive vine continues to be a problem in Raintree.

1. The Greenbelt area appears to be area most affected.
2. Need more research on how to handle the issue.
3. Is dormant now - will grow again in the spring.

Continue working with Allison Wanta to enhance the Landscaping section of the Raintree Web Site. Provide Katie with a copy of the March Board Report to be placed on the web.

New Business:

Front Entrance

1. Front entrance needs attention and research. First we need to identify these plants
2. Possible water issue.
3. General cleanup.

Try to standardize the height of the Scrub Palms (Palmetto) across Raintree.

We need a copy of the Purchased Order for shrubs/plants/trees Tim purchased in the spring.

Used for plant identification.

Sincerely,

To be determined