

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**April 12, 2021**

**CALL TO ORDER**

Tom Rawson called the meeting to order at 7:03 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 Statues.

**APPROVAL OF MINUTES FROM MARCH 8<sup>TH</sup> AND APRIL 6<sup>TH</sup> OF 2021**

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

**FINANCIAL REPORT**

**Mary McDonough reviewed the March 2021 financial report. It was moved by Randy Moreland and seconded by Joe Hadacek to approve the financials as presented. The motion carried unanimously.** Mary McDonough also reported that the transfer of \$25,000.00 from the Morgan Stanley reserve to the BB&T Reserve account has been requested and created.

Katie Wilkerson with Vista CAM reviewed the March 2021 collection report.

**MAINTENANCE REPORT – Attached**

Randy Moreland presented the maintenance report. Report attached to the minutes. The last of the holiday lights will be removed by April 15<sup>th</sup>. Tom Rawson reported that the landscaping company has been having some issues but everything so now be moving forward with the trimming of the smaller trees and hedges etc. The Mexican Petunias have now been removed at 2924 Claremont Court and sod will be added out front.

## **WELCOME COMMITTEE**

Donna Milbauer reported that the 8 new homeowners in 2020 and 2021 to date have received the new welcome packet.

Linda thanked everyone that was involved with the project. Carol Strazza, Carol Maneri, Mary McDonough, Mayra Moreland, Donna Milbauer and Barbara Nixon.

## **LANDSCAPING COMMITTEE**

Report attached to the minutes.

Tom Nixon reported that the pool area has been shaping up due to Mary-Jo's and Donna's 20 plus hours a week of hard work. Collin installed a lot of plants as well. Christine Wanta is working on a design plan for Raintree. A big thank you for the Holmes for buying a wagon to help transport items on property. Tom Rawson advised homeowners that they could buy bags of mulch at Lowe's right now for \$2.00 a bag and Collin would install it if they would him too.

## **OLD BUSINESS**

### **DISCUSSION ON ROOFS AND INSURANCE CLAIM**

Tom Rawson reported that the C3 Group Public Adjusters is moving forward. The Merlin Law Group is not in the picture as of yet because at this point no one knows how the claim will move forward since AmCap is serious financial trouble and if they "go under" the State will take over the claim. Reports are still being gathered and possible depositions might be done towards the end of May.

### **CLEAN DRYER VENTS**

Each homeowner is responsible to clean their own dryer vents regularly. Delintz Dryer Vent Cleaning Service is the company that Ventura Village has used for several years. The Orlando office phone number is 407-522-1666.

## **NEW BUSINESS**

### **PAVING PROPOSAL - TABLED**

### **SPECIAL ASSESSMENT**

There will be a special assessment meeting on April 26<sup>th</sup> at 7 p.m. to approve a assessment/payment of \$225.00 for the short fall of the insurance renewal, cleaning of the sanitary lines, irrigation project, Spectrum repair invoice, additional maintenance hours and landscaping expenses.

**Tom Rawson made the motion to adjourn the meeting at 7:52 p.m.. Linda Holmes seconded the motion. All in favor. Motion carried.**

**4/12/2021 Raintree Maintenance report for work completed since our last board meeting 3/8/2021**

**I want to thank all owners and renters that have filled out and returned the Raintree information sheets. As of now we have information needed on how to get into 112 units in case of an emergency.**

**We continue to replace broken sprinklers as we find broken heads or they are reported**

**Colin continues to trim the dead palm tree leaves and removing dead palms along the Raper Dairy fence.**

**/ The landscaping committee and Colin have raised the sprinkler heads and replanted the front entry raised boxes.**

**We have started cleaning the lanai roofs on the garage units. 3 buildings of 7 have been complete.**

**Currently we only have 3 outstanding work orders on the work list.**

**Joe, Don and Lee built and painted a new door for the cart shed and installed it.**

**The toilet in the men's room at the pool has been replaced.**

**We have been removing wasp nests as they are reported or Colin notices them on property/**

**A roof leak was repaired on building 9 and the water stains were repainted on the inside of the unit.**

**As we have time we continue to touch up paint on non garage unit entry ways.**