

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 9, 2021

CALL TO ORDER

Tom Rawson called the meeting to order at 7:15 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, Joe Hadacek and Mary McDonough

Board of Directors Absent:

PROOF OF NOTICE

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

APPROVAL OF MINUTES FROM JUNE 12, JULY 6, AND JULY 26, 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 July 2021 financial report. It was moved by Mary McDonough and seconded by Tom Rawson to approve the financials as presented. The motion carried unanimously.

COLLECTION REPORT

Mary McDonough made the motion to move forward with LFC on account #6914109. Randy Moreland seconded the motion. All were in favor. Motion carried.

Mary McDonough made the motion to waive the late fees on account numbers #6914223, #6914673, #6914232, #6913998, #6932555, #6914598, #6929564. 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.

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. Per Tom “this is a long process”.

INSURANCE UPDATE

The new carrier for the property insurance did an inspection on building one only. No drones or ladders were used. The inspector told Randy the looked in pretty good shape. Randy advised that the entire inspection was less than 30 minutes.

NEW BUSINESS**REMOVAL OF THE FRONT PALM TREE**

Randy Moreland made the motion to remove the front entrance Palm tree due to it being hit by lighting and it is all dried and dying. Linda Holmes seconded the motion. All were in favor. Motion carried.

Mary McDonough made the motion to adjourn the meeting at 8:3 p.m. Randy Moreland seconded the motion. All in favor. Motion carried.

8/9/21 Raintree Maintenance report for work completed since our last board meeting 6/14/21

Since the last board meeting we have had 8 roof leaks reported and worked on. WE are now using a new silicone-roll on product for the leaks and it seems to be working. There is one current leak reported today and will be re-sealed tomorrow.

WE have now marked all Raintree irrigation valves locations on a map and we creating a book to help locate them in the future. We also have raised the valve cover boxes as needed to ground height

Colin has been pressure washing the pool chairs and pavers as well as parking bumpers and repainting the parking bumpers after removing the mold.

We continue to recaulk garden windows as leaks in the are reported.

Irrigation heads have now been adjusted around all 17 buildings and we continue to replace broken heads as they are reported.

WE continue trimming dead palm fronds and seed pods.

Cleaned and repaired stucco on buildings as needed for rust stain, green mold, and dirt.

We daily have to clean up dumpster areas of garbage placed on ground instead of into dumpsters. This week we have had to move 2 hot water heaters, a freezer, a queen size set of springs, a head-board, a total gym, and construction debris. NOTHING IS TO BE PUT INTO A DUMSTER AREA UNLESS IT FITS INSIDE THE DUMPSTER. IF IT IS TOO BIG OR HEAVY THE OWNER HAS TO CALL OUC AND SCHEDULE AN OVERSIZE ITEM PICK UP. FROM NOW ON WE WILL PUT ALL OVERSIZE ITEMS IN PARKING SPACES WHERE THEY WILL SIT UNTIL THE OVER SIZE PICKUP TRUCK GETS AROUND TO PICKING IT UP. CONDO OWNERS ARE RESPONSIBLE FOR CONTRACTORS THEY HAVE HIRED WHO PUT ITEMS IN OUR DUMPSTER AREAS.