

RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 14, 2021

CALL TO ORDER

Tom Rawson called the meeting to order at 7:05 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 and
Mary McDonough

Board of Directors Absent: Joe Hadacek

PROOF OF NOTICE

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

APPROVAL OF MINUTES FROM MAY 10, 2021

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

FINANCIAL REPORT

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

REMAINING RESERVES FUNDS – BALANCE FROM MORGAN STANLEY

Mary McDonough made the motion to open two money markets accounts with the best interest rates that Vista can obtain with the remaining balance in the Morgan Stanley reserve account. One of the money markets in the amount of \$225,000.00 and the other one for the remaining balance in the account. Once the money is transferred out of the Morgan Stanley account the account needs to be closed. Randy Moreland seconded the motion. All in favor. Motion carried.

COLLECTION REPORT

Randy Moreland made the motion to waive the late fees on account number #6914162. Linda Holmes seconded the motion. All were in favor. Motion carried. Randy Moreland made the motion to not charge any late fees on the special assessment through July 31, 2021. 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

Linda Holmes reviewed the landscaping committee goals for 2021-2023. Report attached.

WELCOME COMMITTEE

Linda Holmes reported that one welcome packet was delivered to the new owner of 3041 Clubiew Drive.

OLD BUSINESS

ROOFS AND INSURANCE CLAIM

Tom Rawson reported that the claim is moving forward. C3Group provides updates to Tom weekly. Negar with Assured Partners and Vista received an cancellation notice for the property insurance with Lloyd's of London. Negar is awaiting more information from Lloyd's as to why they cancelled the policy since they were aware that Raintree already had a open claim with AmCap prior to Lloyd's bidding and accepting the the policy.

NEW BUSINESS

APPROVAL FOR EMERGENCY FUNDS FOR THE PRESIDENT

Randy Moreland made the motion to approve up to \$5000.00 in funds in the event there is an emergency and a quorum can't be obtained by the board. Mary McDonough to approve the minutes as presented. The motion carried unanimously.

INSURANCE – PROPERTY POLICY

Item was dicussed under the roofs and insurance claim item above.

APPROVAL TO REQUEST A BACKGROUND CHECK PROCESS AND PROCEDURE FROM THE ASSOCIATIONS ATTORNEY – FUTURE RENTERS/OWNERS

Tom Rawson made the motion to contact the association's attorney to review the documents and provide the Board with the process and procedures to implement a new background check on any new tenants/owners that move into the community provided that the amendment passes with the reqired homeowners votes. The Board would like the attorney to suggest whether he believes a 3 or 6 months long term rentals background check would be better for implementing this process. Randy Moreland seconded the motion. All in favor. Motion carried.

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Mary McDonough made the motion to adjourn the meeting at 8:45 p.m.. Randy Moreland seconded the motion. All in favor. Motion carried.

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6/14/21 Raintree Maintenance report for work completed since our last board meeting 5/10/21

This month we have had 1 roof repair done on bldg 9 for leaks.

The Gazibo has been painted and resealed/

For irrigation all control clocks have been replaced as well as a new master check valve and a cycle stop valve added to the system. The watering days have now been split to make sure all zones are watered for 30 minutes each cycle. Buildings 1, 2, 3, the park 11, 12, 13, 14, 15 and 27 are watered Saturday- Monday and Wednesday. Buildings 4 (sprinklers only) and 1/2 the front entrance, 4, 5, 6, 7, 8, 9, 10 & 16 run on Sunday- Tuesday and Thursday

WE also purchased an antenna and a remote control unit that can be moved to the different clocks. This saves a lot of time driving the car back and forth between the house and the shed to turn the water on and off for repairs. This has allowed us to check and repair all heads around buildings 1, 2, 3, the park 11, 12, 13, 14 & 15 last week in 2 days. Next week we hope to check and repair all sprinklers for the other 8 buildings.'

We have also located or identified 8 previously unlocated sprinkler boxes and raised them to grade level. We continue looking for the other unlocated valves.

Colin finished pressure washing the last of the lanai roofs once the pressure washer was repaired and returned.

The maintenance golf cart was sent to the shop and repaired/

All Raintree speed bumps have been repainted yellow

Wasp nest removal and palm trimming continue as needed around property

1. Condo Owners as Stewards of their Condo's common area (front and back)
 - a. Owners may commit to invest their \$\$ in their Condo's common area by submitting an ARB-type form for review by the LSC and approval by the BOD.
 - b. Get agreement of neighbors where appropriate.
 - c. Sign an agreement that the common areas remain the property of Raintree and the final authority to change or remove any aspect of said common property remains with Raintree BOD.
 - d. Install plants and materials in compliance with a Raintree approved list.
 - e. Where appropriate, assume responsibility for maintaining their installation.

2. Announce a moratorium on any further plantings or additions to the common areas around each owner's condo until Guidelines are announced in the fall. Point out the current restrictions in the Rules and Regulations.

3. ~~Financial considerations~~
- a. ~~Application of \$2500 special assessment~~
 - b. ~~Reserve Account - what's left after irrigation project?~~
 - c. ~~LSC involvement in 2022 Budget process~~

Not Discussed.
←
per TOM.

4. In Fall, work with Randy to replace dead bushes that have been removed.
5. Document existing plantings around Raintree
 - a. Mary-Jo is doing
 - b. Tom is developing layouts of existing planting islands around the condos
6. A plan for plant fertilization and disease control must be considered. Or,, we can just continue to ignore the issue. Need guidance from a specialist.
7. Long term revitalization plan. Identify areas/condos in worst shape and start to budget for their improvement.