

**RAINTREE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 8, 2021**

CALL TO ORDER

Tom Rawson called the meeting to order at 6:30 pm. All board members were present. This meeting had no motions or actions taken. It was simply a meeting to discuss items on the agenda before the 7 p.m. meeting **Linda Holmes made the motion to adjourn the meeting at 6:59 p.m.. Randy Moreland seconded the motion. All were in favor. Motion carried.**

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.

Boards of Directors Absent: None

PROOF OF NOTICE

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

APPROVAL OF MINUTES FROM FEBRUARY 8TH AND 22ND 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 February 2021 financial report. It was moved by Mary McDonough and seconded by Linda Holmes to approve the financials as presented. The motion carried unanimously. Mary McDonough made the motion to move \$25,000.00 from the Morgan Stanley account to a new BB&T Reserve account. Linda Holmes seconded the motion. All were in favor. Motion carried. Homeowner, Tim Cole asked for the record to reflect that he was against this motion. Tom Nixon, a homeowner, asked that the record reflect that he is in favor of this motion.

MAINTENANCE REPORT – Attached

Randy Moreland presented the maintenance report. Report attached to the minutes. Tom Rawson thanked Randy Moreland for all his hard work. Tom also thanked Wayne and Pete for painting the top of the mailboxes. Tom advised that the pool pump parts were still on order. The last of the holiday lights will be removed by April 15th. Tom also reported that two out of the three pool gates are up and working with the new card system.

WELCOME COMMITTEE

Linda Holmes presented a welcome packet to the board for review and approval. **Linda Holmes made the motion to approve the welcome packet as agreed upon by the board. Mary McDonough seconded the motion. All were in favor. Motion carried.** Linda thanked everyone that was involved with the project. Carol Strazza, Carol Maneri, Mary McDonough, Mayra Moreland and Barbara Nixon.

OLD BUSINESS**DISCUSSION ON ROOFS AND INSURANCE CLAIM**

Tom Rawson reported that the contract was signed with Jasin Quimby, C3 Group Public Adjusters out of Castle Rock, Colorado. The board is still awaiting additional reports from the PA.

NEW BUSINESS**IRRIGATION SYSTEM**

Tom reported that he is having a irrigation company that has been doing work with Willowpointe and Oasis 2 review and give recommendation to the board concerning Raintree's entire irrigation system.

CLEAN DRYER VENTS

Tom will be gathering information concerning the cleaning of the dryer vents. Each homeowner is responsible to clean their own dryer vents regularly.

RESTROOMS AT POOL – REPORTED ON MAINTANENCE REPORT**ADD UNIT NUMBERS ON THE BACK OF EACH CONDO – 636 NUMBERS
WOULD NEED TO BE PURCHASED**

Tom Rawson made the motion to adjourn the meeting at 8:33 p.m.. Linda Holmes seconded the motion. All in favor. Motion carried.

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3/8/2021 Raintree Maintenance report for work completed since our last board meeting 2/8/2021

All garbage fence gates have now been repaired.

The first 2 pool gate locks were activated Monday morning 3/8/21

Tom contacted the irrigation people that Willowpointe uses on Green Impressions uses and they have found and repaired the irrigation valve that was stuck on around bldgs. 7 & 8. They were back today to work on a valve that is stuck open on bldg 15.

We continuer to replace broken sprinklers as we find them or they are reported.

This month we had 2 more leaking water lines into units in bldg 8. Both of which have caused mold behind the drywall which had to be replaced in the outside closets. I want to thank Scott Beaton for helping with the repairs and teaching Colin what to do.

The sump pump and container for the pool heat pumps condensation has been replaced.

One of the toilets has been replaced in the pools ladies room/

Gutters have been cleaned on buildings 10, 12, 14 and 16 after work orders wer placed for cleaning on those buildings.

The OUC water main box for building 16 was relevelled.

6 of the irrigation boxes have been dug out and raised to grass lever to make them easier to find.

Palm trees with leaves hitting building 3 have been trimmed and palms along Raper Dairy fence have been thinned out.

And thanks to Mary Jo and Donna on the landscape committee fpr cleaning out the front entry plants, working on the pool area and cutting down the overgrowth at the Raper Dairy fence.