

**RAINTREE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**May 10, 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 (speakerphone), Linda Holmes, Randy Moreland, Mary McDonough and Joe Hadacek (speakerphone).

Board of Directors Absent: None

**PROOF OF NOTICE**

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

**APPROVAL OF MINUTES FROM APRIL 12TH AND APRIL 26TH 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 April 2021 financial report. It was moved by Randy Moreland and seconded by Linda Holmes to approve the financials as presented. The motion carried unanimously.** Mary McDonough reported that the reserve transfer from Stanley Morgan in the amount of \$225,000.00 has been completed by opening a CD with CIT. Mary also reported that the second transfer in the amount of \$225,000.00 from Stanley Morgan to open another CD from Self Help is in the process now.

**COLLECTION REPORT**

**Randy Moreland made the motion to waive the late fees on the two accounts that are under \$5.00 on the collection report as well as the \$84.00 returned check fee from the previous owner of 2901 Clubview Drive. Mary McDonough 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**

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

Tom Rawson reported that the claim is underway with the insurance company (state) and all reports and information were given to Jasin Quimby with the C3 Group Public Adjusters. J&M Roofing are now making roof repairs as needed.

## **NEW BUSINESS**

### **IRRIGATION SYSTEM**

Tom reported that the irrigation repairs and upgrades are now a work in progress.

### **GATE ISSUES**

Tom Rawson reported that there have been some issues with the timers at the pool gates. The timers have been turned off for now. Residents will still need both pool passes to get into the pool area. Updates will follow.

### **SITUATION ON COTTAGE GROVE LAST WEEK**

Tom read the report from the security company concerning the situation on Cottage Grove. The police were called and the caller reported it as a possible home invasion. In addition, Tom reported that some parking decal bar stickers have been stolen off vehicles within Ventura Country Club. Please check your vehicle and make sure yours hasn't be removed and if so, please go to the admin office and report it and they will issue you another one.

### **FUTURE MEETINGS POSSIBLY BY ZOOM**

Tom reported that he would like to have meeting over the summer by zoom. Katie and Tom will work together with Vista to find out further information on the process.

**Tom Rawson made the motion to adjourn the meeting at 7:39 p.m.. Linda Holmes seconded the motion. All in favor. Motion carried.**

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**5/10/21 Raintree Maintenance report for work completed since our last board meeting 4/12/21**

**I want to thank all owners and renters that have filled out and returned the Raintree information sheets. As of now I still need 7 contact sheets for residents that are still here. And our next step will be emailing contact requests to owners who did not make it down this year.**

**I want to thank Barry Litka and John Gardner for helping us get our pool gate locks all working again. Timers have been removed from the gates so now you put the cards in and pull the gate open while the card is held in. After opening the gate pull your card out of the reader.**

**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 other low hanging branches on trees.**

**We have now finished 3 of the lanai roofs. Those roofs will be finished after the pressure washer pump is repaired.**

**We only have 5 work orders outstanding and several of those are waiting on owners part of the repairs before we can finish.**

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

**Non garage unit entry walks have now all had their walks touched up as needed.**

**With our rainstorms we continue to seal roof leaks as they are reported**

**We continue to remove wasp nests and dead bushes as we find them.**

**A palm tree has been added to the Marshfield gate side of the pool.**