

RAINTREE CONDOMINIUM ASSOCIATION, INC.
REGULAR MEETING OF THE BOARD OF DIRECTORS
May 9, 2022

CALL TO ORDER

Tom Rawson called the meeting to order at 7:02 p.m.

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: None

PROOF OF NOTICE

The notice was posted 48 hours in advance of the meeting.

APPROVAL OF MINUTES – April 11, 2022

Mary McDonough made the motion to approve the minutes as presented. Linda Holmes seconded the motion. All were in favor. Motion carried.

FINANCIAL REPORT

Mary McDonough reviewed April 2022 financial report. It was moved by Randy Moreland and seconded by Joe Hadacek to approve the financials as presented. The motion carried unanimously. Mary reported on two CD's that will expire in May. The board was in favor of rolling both the CD's over. One was Self Help and the other was CIT. Mary will advise Alex with Vista.

CPA 2021 YEAREND REPORT

Mary McDonough made the motion to accept the 2021 yearend report from the CPA Jon Sorenson. Randy Moreland seconded the motion. All were in favor. Motion carried. Mary will advise Alex with Vista.

MAINTENANCE REPORT

Linda Holmes read the maintenance report. Report attached to the minutes.

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LPR APPLICATIONS

Randy Moreland made the motion to approve the following LPR applications below for installing border edging. Mary McDonough seconded the motion. All were in favor. Motion carried.

Applications Approved
2903 Clubview Drive
2924 Clubview Drive
2924 Claremont Court
2946 Cottage Grove
2915 Marshfield Court
2917 Marshfield Court
2919 Marshfield Court
2921 Marshfield Court

In addition, through the summer months the board will assist with reviewing and approving new LPR that come in. Katie with Vista will assist Linda and Alison with the proper contact at Vista concerning adding the LPR application and attachments on the portal for homeowners to be able to complete the application online and other features that might be available.

OLD BUSINESS

ROOF UPDATE

Tom Rawson reported that Raintree is one step closer in the process with the roof claim. A drone was flown over all the roofs on Saturday, May 7, 2022 for additional pictures and reports for the insurance claim.

UPPER WINDOW REPLACEMENT – TABLED

SOW FOR THE ROOF REPLACEMENT – TABLED

NEW BUSINESS

GRASSHOPPER'S PROPOSAL FOR PALM TREE TRIMMING

Randy Moreland made the motion to approve the proposal in the amount of \$5880.00 for the trimming of the palms and for it to be coded to #62400, tree trimming. Linda Holmes seconded the motion. All were in favor. Motion carried. Randy will ask about having the palms trimmed at a 3-9 o'clock shape.

INSURANCE APPRAISAL FOR PROPERTY

Randy Moreland made the motion to approve the proposal in the amount of \$2900.00 for an expedited appraisal from Sedgwick. Mary McDonough seconded the motion. All were in favor. Motion carried. This appraisal is needed for the insurance renewal this year.

BROWNIE SEPTIC PROPOSAL

Tom Rawson made the motion to accept the proposal from Brownie Septic for the cleaning and inspection of the sanitary system per City of Orlando's. The cost will be \$2995.00 and will be coded to the #52500 sewer cleaning. Randy Moreland seconded the motion. All were in favor. Motion carried.

TOWING COMPANY

Katie with Vista will assist the board with hiring a towing company for the community. Tom Rawson made the motion to approve up to \$150.00 for the towing permit needed for the City of Orlando. Randy Moreland seconded the motion. All were in favor. Motion carried.

**Tom Rawson made the motion to adjourn the meeting at 8:11 p.m.
Randy Moreland seconded the motion. All in favor. Motion carried.**

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