

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Board of Directors Meeting on Tuesday January 20th, 2026

Call to Order and Roll Call

The monthly meeting of the RTV Board of Directors was held on Tuesday January 20th, 2026 at the RTV Clubhouse beginning at 7:01pm. The meeting was chaired by President Betty McClure. Present were Treasurer Chris May, Secretary Janet McGinnis and Directors Christine Semlear and Vinny Troise. Vice President Pat Lorello and Director Doug DeGarmo were absent from the meeting. Angela Johnson represented our Management Company Ameritech. Notice of the meeting had been posted in accordance with Florida statutes, and a quorum was noted.

Review/Approval of the Minutes

The agenda was distributed to Board members at least 48 hours in advance of the meeting and a quorum was noted. A motion to approve and waive the reading of the December 2025 minutes was made by May and seconded by McGinnis and unanimously approved.

Tenant/Owner Committee

Betty reads Mary Hurn's report that 6 units are for sale. Unit #1302, Unit #2304, Unit #1304 and Unit #1502 are for sale and Units #1202 and #1806 are pending sale. Unit #1202 was interviewed on January 20th, 2026.

Treasures Report: Chris May's report is on pages

Landscaping: Vinny Troise reports that he is meeting with David Swingle, our landscaping company on Thursday the 22nd to discuss annual leaf removal in the Village. He is specifically focusing on the perimeter fences at this time. Vinny, Luis and Swingle will be accessing dead and hazardous branches from the trees and their removal.

Maintenance: Chris May reads the maintenance update for Doug. Luis continues to process maintenance requests. Several projects are on hold. During excavation on the swale between the 2400 and the 2500 buildings, the crew discovered a rusted out pipe that needs replacement before the work can continue. Completion TBD. He also noted that this swale project was billed to the 2025 budget which frees up 2 new swale projects for 2026. Luis and Chris have been working on Clubhouse repairs and other projects around the Village.

Social Committee: Vinny Troise announced there will be a Strawberry Shortcake Social on Friday the 13th of February. Bingo will be the game of the night. The Social committee is also planning a RTV Community Garage Sale on Saturday February 28th. It will open to all residents who want to participate. An ad promoting the sale will be posted on various websites like Facebook Marketplace and Tampa Bay Times. A cash only sale will be advertised and balloons will be provided by the social committee. RTV will once again celebrate St. Patricks Day on Saturday March 14th. Details of these events will be in the newsletter.

Ameritech Manager's Report: Angela Johnson notified residents that RTV is still short of obtaining proxy votes for the three amendments that are issue. Chris May explained that RTV cannot amend the

Documents without a majority vote of the owners. The BOD will continue to pursue owners who have not submitted a proxy.

Unfinished Business: None

New Business: Betty asked for a motion to appoint Vincent Troise to the RTV Board of Directors. Motion made by Chris May, seconded by Chris Semlear. Unanimously approved. Betty asked for a motion to approve Mary Hurn as Chairman of the Owner/Tenant Committee. Motion made by Chris May and seconded by Semlear. Unanimously approved. Betty asked for a motion to approve window replacement on Unit #705. Motion to approve by Chris May, seconded by Semlear. Unanimously approved. Betty notes that guest parking applications will be up for renewal this January for a 2 year contract. Applications are in the Clubhouse, more information will be in the newsletter. RTV will also need to conduct a 2026 Census. The information obtained from the Census ensures our status as a 55+ Condominium Community. Chris May put together a TV presentation for the upcoming road sealing project. He emphasized that the project will be in 3 phases. For those that did not attend the meeting, parking instructions, street closure dates etc. will be made available to all residents by email and flyers. Chris then addressed the temperature of the pool and the abilities of the heat pump during winter months.

Adjournment: At 7:46 pm McClure asked for a motion to adjourn. Motion to adjoin by Troise, seconded by Semlear. All in favor.

Respectfully submitted,
Janet McGinnis, Secretary