

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Regular Meeting of Tuesday,
February 18th, 2025

Call to Order and Roll Call

The regular meeting of the Board of Directors was held on Tuesday, February 18th, 2025 in the Clubhouse at 7:00 pm. The meeting was chaired by President Betty McClure. Present were Vice-President Pat Lorello, Treasurer Chris May and Secretary Janet McGinnis. Director Dwayne Scheuneman was absent from the meeting. Present as well was Ameritech Representative Angela Johnson. Notice of the meeting had been posted in accordance with Florida statutes, and a quorum was noted.

Review/Approval of Minutes

The agenda was distributed to Board members at least 48 hours in advance of the meeting and a quorum was noted. Minutes of the January meeting were approved after having waived the reading. Moved by May to approve, seconded by Lorello and passed unanimously.

Tenant/Owner Committee: Lucy Tirabassi reports that Units #2703, #1003, #1001, #2706 are unoccupied and for sale. Units #2304, #1102, #1302 and #1501 are occupied and for sale.

Treasurer Report: Chris May's report is on pages

Landscaping: Chris May read Dwayne's report. His team is meeting with Swingle later in the week to discuss the common area's landscaping. He notes this is an aging community and his team will be taking a "less is more approach" to keep the Village looking from being overgrown to almost maintenance free. Invasive bushes will be removed, remaining will be trimmed. Even with the help of the RTV Green Team reducing our costs, there will be some expenses such as sod and mulch.

Maintenance: Betty read Luis Rodriguez and Doug's DeGarmo's report. Re-inspecting past roof issues and caulking roof lines where necessary. Trimmed trees and palms, removed plant debris and blown leaves off roofs (on going). Installed vent screens Unit #2202. Partial roofline repair, caulking, stucco repairs Units #2301, 2601 #1402 and #2305. Replaced rotted wood along drip line of roof Unit #2604. Restored metal accents and painted under front windows Unit #2005. Luis addresses each work order personally and if he and Doug are able to fix RTV problems without additional expense to owners, they try to do the job.

Social Committee: Vinny Troise reports the 50/50 raffle at the last Bingo Night netted a profit of \$30 to be used toward buying a new BBQ grill so that cookouts can resume. A St. Patrick's Day Party will be held in March. Date, price and catering information to follow.

Manager's Report: Angela Johnson from Ameritech reports that Westfall Roofing is in the process of completing roof repairs on damaged Units. Please be patient.

New Business: Betty is asking homeowners with multiple cars to respect the fact that the RTV roads must be accessible for Fire Rescue and Ambulances. There continues to be too much street parking causing congestion and residents finding it difficult to pull out of their driveways.

Unfinished Business: Unit #703 again questions what is RTV's responsibility concerning the poison can found on their lawn. Angela Johnson read Eric Haskell's response. Haskell needs to provide an explanation to the Department of Agriculture, it is no longer an RTV or police matter.

Adjournment: May moved to adjourn and Lorello seconded at 7:14 pm..

Respectfully submitted,
Janet McGinnis, Secretary

Treasurer's Report February 2025

February was a relatively quiet month financially. However, the calm of February will not continue into March as we have several very large expenses carrying over. We had another building tented for termites, the second this year, and this was an unexpected and unbudgeted expense. The pool heater has finally been replaced. As this is a Reserve item the not insignificant cost did not impact our operating budget.

As of February 28 per Ameritech we have \$87,520.58 in the Operating account and \$127,630.73 in the Reserve.

We were at or below budget in all cost centers except:

GL 5020 Office supplies Raintree Village due to printer supply purchase.

GL 6200 Pool-Maint/Repairs & Supplies due to annual service contract.

GL 7006 Cable TV due to annual rate increase.

Respectfully Submitted

Chris May

Treasurer-RTV

Monthly Expenses February 2025			02/2025	YTD	Budget
	Revenue		74,768.73	160,201.19	896,435.00
5010	Bank/Coupons/Administrative		560.16	2393.00	\$9,098
5015	Storage Boxes		0.00	0.00	\$540
5020	Office Expenses raintree Village		132.66	203.27	\$140
5300	Insurance		24802.66	49605.32	\$333,500
5400	Lawn Service Contract		4375.00	8750.00	\$53,594
5410	Tree Trimming/Tree Removal		0.00	0.00	\$5,000
5440	Termite/ Rodent Control		1,009.00	8449.00	\$16,500
5600	Lic/Permit Fees		0.00	300.00	\$390
5610	Taxes/Condo fees		0.00	440.00	\$440
5800	Management Fee		1300.00	2600.00	\$15,600
5900	Professional-Legal		0.00	200.00	\$5,000
5910	Professional-Tax/Audit		0.00	0.00	\$475
6100	Repair/Maint-Bldgs		68.44	5504.03	\$50,000
6110	Landscaping-Grounds		0.00	0.00	\$2,000
6130	Repair/Maint-Fire Equip		0.00	0.00	\$2,000
6200	Pool-Maint/Repairs &supplies		950.00	2776.85	\$6,242
6400	Salaries Expense/Contract Maint		2788.00	5593.11	\$35,564
7000	Electric		1484.68	2919.25	\$22,011
7001	Utilities-Water/Sewer/Trash		11987.83	25619.86	\$171,367
7006	Cable TV		6510.28	12687.98	\$77,104
Total			55968.71	127741.67	\$806,665
9150	Reserve		7314.17	14628.34	\$87,770
8160	SA2024		375.59		
Total Expenses			63659.47	142746.60	\$896,435