

RAINTREE VILLAGE BOARD OF DIRECTORS

Minutes of the Monthly Meeting on Tuesday, January 21, 2025– Pending Board approval

Call to Order

The meeting of the Board of Directors was held on Tuesday January 21st 2025 in the RTV Club House beginning at 7:01 pm. The meeting was chaired by President Betty McClure. Present were Vice-President Pat Lorello, Secretary Janet McGinnis, Director Dwayne Scheuneman and Treasurer Chris May by ZOOM. Present as well was Ameritech Rep Brett Newby. Notice of the two meetings had been posted in accordance with Florida statutes, and a quorum was noted.

Brett Newby from Ameritech explained the purpose of the 2 meetings. First off, reconvening of the December Budget meeting, and second the regular RTV Board Meeting. Chris May explained that at the December meeting we didn't have enough proxies and yes votes to proceed with the vote to waive the audit. Since the December 2024 meeting 56 proxies have been obtained. 46 were in favor of waiving the audit with 1 by abstention and 9 against. Motion carried by proxy. May motioned to approve waiving of the 2024 audit. Lorello seconded the motion. Motion to close the Budget Meeting. Lorello seconded. Motion carried.

Approval of Minutes: The agenda was distributed to Board members at least 48 hours in advance of the Tuesday meeting. Motion to approve and dispense the reading of the December minutes by McClure and seconded by May.

Occupancy Report: Lucy Tirabassi reports in 2024 the Interview Committee conducted a total of 8 interviews. 6 Units are currently for sale. Units #1402 FS/O, #2703 FS/NO, #1501 FS/O, #1001/FSNO, #1302 FS?O and #1102 FS/O.

Treasurers Report: Chris May's report is on pages

Landscaping: Dwayne Scheuneman and Luis Rodriguez, our maintenance man have been removing nuisance trees and invasive branches protruding into the fences along the perimeter.

Maintenance Report:

Luis reports

I caulked indoors of some of the units that had visible cracks. Added silicone to a unit's window line where leaking had been evident. Fixed a topiary for one of the residents. Removed large cement/stump ball and reset pavers for one of the units. Re-inspecting any past roof issues due to hurricanes Helene and Milton. Replaced drywall in unit 1502. Fixed faulty carriage light. Replaced missing carriage light lenses. Finished balcony inspections with Doug. Doug and I demolished and removed old balcony. Added (missing) joist hangers to balcony unit. Doug and I removed large stump protruding through fence line. Doug and I repaired/replaced cloth along sections of fence. Cut down and removed trees damaged by Helene/Milton behind unit 2401 and the clubhousr. Patched roofline where rodents were entering walls of unit. Doug and I replaced the brakes on the golf car and repaired the frame. Blowing any standing leaves from the roofs of all units.

Social Committee: McGinnis invites everyone for bingo this Saturday at 6:30 pm.

Managers Report: Nothing to report

Unfinished Business: The drainpipe behind the #2300 buildings will be repaired by Sandstone and Huegenschmidt sometime in February, at no additional cost to RTV. Residents will be notified as soon as a date is set.

New Business: Unit #101 is requesting installment of new windows. Motion to approve by McClure seconded by Lorello. The poison container found on the front lawn of #704 was confirmed by Christine at Haskell that it was theirs and was empty. Owners of #704 were questioning Haskell's knowledge that the container was empty since its in Police custody. Resident waiting on police report and Betty to contact Haskell for comment.

Adjournment: Lorello made a motion for adjournment, McGinnis seconded. Meeting adjourned at 7:18 pm.

Respectfully submitted,
Janet McGinnis, Secretary RTV BOD

Treasurers Report January 2025

We started the year with two large expenses: The treating of the 2000 building for termites and the road repair on the west side of the village. We have also contracted Triangle Pools to provide maintenance for the pool. We have also been able to resolve the drainage repair issue without further litigation. I expect this year to be as challenging financially as last year. As of January 31 per Ameritech we have \$76,411.32 in the operating account and \$126,131.68 in The Reserve account. We were at or below budget in all cost centres except:

GL 5010 Bank/Coupon/ Admin.- Due to year start up costs

GL 5020 Office Expenses RTV- Due to printer cartridge replacement.

GL 5440 Termite/Rodent Control-Due to Tenting of Bldg 2000

GL 5610 Lic/Permit fees- Due to annual licence payment

GL 6100 Repair/Maintenance Bldg.- Due to Road repair

GL 6200 Pool-Maint/Repairs & Supplies- Due to new maintenance contract

Respectfully Submitted

Chris May- RTV Treasurer

Monthly Expenses January 2025		01/2025	YTD	Budget
Revenue		85,432.46	85,432.46	896,435.00
5010	Bank/Coupons/Administrative	1832.84	1832.84	\$9,098
5015	Storage Boxes	0.00	0.00	\$540
5020	Office Expenses raintree Village	70.61	70.61	\$140
5300	Insurance	24802.66	24802.66	\$333,500
5400	Lawn Service Contract	4375.00	4375.00	\$53,594
5410	Tree Trimming/Tree Removal	0.00	0.00	\$5,000
5440	Termite/ Rodent Control	7440.00	7440.00	\$16,500
5600	Lic/Permit Fees	0.00	300.00	\$390
5610	Taxes/Condo fees	440.00	440.00	\$440
5800	Management Fee	1300.00	1300.00	\$15,600
5900	Professional-Legal	200.00	200.00	\$5,000
5910	Professional-Tax/Audit	0.00	0.00	\$475
6100	Repair/Maint-Bldgs	5435.59	5435.59	\$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	1826.85	1826.85	\$6,242
6400	Salaries Expense/Contract Maint	2805.11	2805.11	\$35,564
7000	Electric	1434.57	1434.57	\$22,011
7001	Utilities-Water/Sewer/Trash	13632.03	13632.03	\$171,367
7006	Cable TV	6177.00	6177.00	\$77,104
Total		71772.96	71772.96	\$806,665
9150	Reserve	7314.17	7314.17	\$87,770
Total Expenses		79087.13	79087.13	\$896,435