

**RAINTREE VILLAGE BOARD OF DIRECTORS**  
**Minutes of the Regular Meeting of Tuesday,**  
**May 20<sup>th</sup>, 2025**

**Call to Order and Roll Call**

The regular meeting of the Board of Directors was held on Tuesday May 20th, 2025 in the Clubhouse beginning at 7:00 pm. The meeting was chaired by President Betty McClure. Present were Vice-President Pat Lorello, Treasurer Chris May by ZOOM, Secretary Janet McGinnis, and Directors Dwayne Scheuneman and Doug DeGarmo. 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. A motion to approve and waive the reading of the April minutes was made by Lorello, seconded by DeGarmo and unanimously approved.

**Tenant/Owner Committee:** Lucy Tirabassi reports Units #2305, #1806 and #205 are occupied and for sale. Units #2706 and #1001 are not occupied and for sale. Lucy and the committee conducted one interview for the month - Unit #2703.

**Treasurer Report:** Chris May's report is on page

**Landscaping:** Dwayne will be meeting with the RTV Green Committee to discuss additional mulching in the common areas. He and Luis are also monitoring trees and bushes that need trimming that do not need a Swingles crew.

**Maintenance:** for the months of April and May  
(Performed by Luis and Doug)

Inspected, removed debris and tested all sump pumps throughout the complex.

Luis is trimming trees (that he can reach) which are touching units (in progress).

Removed leaves from roofs of units.

Exterior repairs to multiple units - Stucco work, fascia board repairs, replaced rotten wood.

Repaired or replaced exterior rotten wood window frames.

Repaired broken hose bibs.

Daily trash pickup throughout the park

Cleared clogged downspouts and refastened any loose ones

Swale review with Doug and Dennis of Cut -Rite Landscaping throughout the complex in order to prepare a quote for re-establishing the swales.

Triangle Pool Service installed a new pool recirculating pump.

**Social Committee:** Vinny Troise invites residents to the Clubhouse Monday, May 26<sup>th</sup> 2025 for a Memorial Day cookout. Hot dogs and hamburgers will be provided by the Social Committee. Lawn dart and shuffleboard will be available. There will be a 50/50 raffle and other surprises. Raffle proceeds go to the Christmas bike drive and Committee needs such as grill covers and propane.

**Manager's Report:** Angela Johnson from Ameritech had reports that 4 more roofs have been completed. Also, the Clearwater Fire Department did an annual inspection on all of the fire extinguishers in the Village. RTV received a clean report. Only one needed recharging.

**Unfinished Business:** None

**New Business:** Chris May made a motion to ratify the expenditure for the replacement pool pump in the amount of \$3316.95 from the Reserves. Lorello seconded. Unanimously approved.

**Comments:** Betty reminded RTV residents and their guests about the RTV pool rules located in your documents. Betty reads : Children (14) years and under must be accompanied by an adult in ALL recreation areas (pool, Clubhouse, shuffleboard court etc.). Children under (3) years of are NOT allowed in the pool. Any person regardless of age wearing a diaper is prohibited from using the pool. Also no diving is allowed. Rules are posted on the pool fence. Doug contacted the City's Code Compliance Department, he has been monitoring the former car wash property. The City did issue a citation to the new owners about garbage removal and property maintenance. Clean up must be completed by May 31<sup>st</sup>, 2025. There is speculation that a new carwash will replace the existing structure. Doug is in hope that RTV will be formally notified of the new owners business intent. Nothing to report at this time.

**Pat Lorello gave an updated report on the 2025/2026 insurance contract. RTV budgeted a 10% increase for 2025/2026. She negotiated a new proposal that is \$76,000.00 less than the 2024/2025 contract, NO INCREASE. Residents are going to receive better coverage with a better company. To be clear, Pat is a licensed insurance agent. She donates her time to RTV pro bono. She does not make a commission and receives no kick backs from any company doing business with RTV. Pat's goal is always to get the best deal for RTV at the best price for any needed services. Pat is also getting quotes for annual RTV dryer vent cleaning.**

**Adjournment:** Betty asked for a motion to adjourn. Dwayne made a motion to adjourn and DeGarmo seconded at 7:15 pm.

Respectfully submitted  
Janet McGinnis , BOD Secretary

### **Treasurers Report RTV May 2025**

Multiple roof repairs contributed to putting us over budget on Building Maintenance and repairs this month. There were also three pay periods for our maintenance man this month. Repairs to the Solar pump made us over budget on Pool maintenance. We also caught up on the missed payments to our landscaper which, although, put us over budget on the month brought us current for the year. Electric and water usage were up again in May. Our insurance premiums dropped this month as our new policy began giving us some welcome relief on the financial front. As of May 31<sup>st</sup> per Ameritech we have \$108,650.99 in the Operating account and \$148,083.96 in the Reserve. We were at or under budget in all cost centers except:

GL 5400 Lawn Service Contract- Due to missed payments

GL 5440 Termite/Rodent Control Due to annual warranty payments

GL 6100 Repair/Maint. Bldg. Due to multiple roof repairs

GL 6200 Pool Maint/Repairs & supplies Due to Solar pump repair.

GL 6400 Salaries contract Maint. Due to additional pay period

GL 7000 Electric Due to increased usage.

GL 7001 Utilities Water/Sewage Due to increased usage

GL 7006 Cable TV Due to rate increase.

Monthly Expenses May 2025		05/2025	YTD	Budget
	Revenue	74,570.17	404,060.45	896,435.00
5010	Bank/Coupons/Administrative	306.97	343.82	\$9,098
5015	Storage Boxes	0.00	0.00	\$540
5020	Office Expenses raintree Village	0.00	136.94	\$140
5300	Insurance	19144.71	118355.35	\$333,500
5400	Lawn Service Contract	8750.00	21875.00	\$53,594
5410	Tree Trimming/Tree Removal	0.00	3270.00	\$5,000
5440	Termite/ Rodent Control	1196.00	18393.00	\$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	6500.00	\$15,600
5900	Professional-Legal	70.00	4717.50	\$5,000
5910	Professional-Tax/Audit	0.00	0.00	\$475
6100	Repair/Maint-Bldgs	6560.73	19900.53	\$50,000
6110	Landscaping-Grounds	0.00	1317.15	\$2,000
6130	Repair/Maint-Fire Equip	0.00	0.00	\$2,000
6200	Pool-Maint/Repairs &supplies	1721.95	6398.80	\$6,242
6400	Salaries Expense/Contract Maint	4182.00	15351.11	\$35,564
7000	Electric	2354.33	9018.32	\$22,011
7001	Utilities-Water/Sewer/Trash	15763.35	67856.05	\$171,367
7006	Cable TV	6510.28	32218.82	\$77,104
Total		67790.32	329483.39	\$806,665
9150	Reserve	7314.17	36570.85	\$87,770
8160	SA2024	0.00		
Total Expenses		75104.49	3867475.46	\$896,435

### Drainage Survey Update

Last year the Board conducted a survey of residents to determine the areas on the property that experience water build up during heavy rains. It was clear from the responses that many of the issues are located on the north and south sides of the property. To that end the Board recently engaged an engineer to examine not only these areas but all the swale drainage lines on the property. We believe that if the swales are properly maintained that this will go a long way to alleviating the water build up.

As we expected this will not be an inexpensive fix and as we suggested at the outset of this project it would likely be a multi year solution. There are 7 existing swales on the property that need attention. The total cost to repair them all is \$30,175.00. Clearly we do not have this money available to us. We feel that the most fiscally responsible approach is to address the repairs over a number of years using the survey results to prioritize where we begin.