

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

**Call to Order and Roll Call**

The regular meeting of the Board of Directors was held on Tuesday November 18th, 2025 in the RTV Clubhouse beginning at 7:00 pm. The meeting was chaired by President Betty McClure. Present were Vice President Pat Lorello, Secretary Janet McGinnis, Treasurer Chris May by ZOOM and Director 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 October minutes was made by Lorello and seconded by DeGarmo and unanimously approved.

**Tenant/Owner Committee:** Christine Semlear reports: units currently for sale are Unit #1304, Unit #1302, Unit# 1806 and Unit #2304 contract pending.

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

**Maintenance and Landscaping:** Doug DeGarmo reports:

Work orders are being processed as they are received.

We are continuing exterior building repairs including stucco repairs and replacing rotten wood.

Caulking of holes, cracks, and flashing is ongoing.

Luis has continued with tree trimming and dead bush removal.

Luis does a daily ride around the neighborhood picking up trash and other debris.

Leaking outside water hose bibs and related connections have been repaired or replaced.

Rodent bait stations are being checked and refreshed as needed. No increase in activity has been noticed.

Unit 2604 has had their balcony repaired.

Unit 901 had a squirrel nesting between the sliding glass door and the screen. The squirrel vacated and the nest was removed.

Unit 605 found a termite. We are monitoring this for additional evidence prior to contacting Haskell's Termite Treatment.

Unit 2706 had a plumbing leak that required a re-pipe. RTV maintenance performed the restoration work.

Unit 206 had the southside upper exterior wall repaired, cleaned and painted.

Multiple gutters and downspouts have been cleared of debris.

Power washing the pool deck has started. It should be completed sometime next week.

**Social Committee:** Janet McGinnis said the group will be planning a December Christmas event. TBD date, time, menu and cost.

**Manager's Report:** Angela Johnson from Ameritech made mention that a revised mail in ballot is being issued on colored paper. Please make sure you vote on the correct ballot for 4 Board Members and the amendments. Angela also reminded residents that the Annual Meeting will take place in the RTV Clubhouse on Tuesday December 9<sup>th</sup>, 2025 at 7 pm. The 2026 budget will be approved and elections will take place for RTV Board openings and amendment changes to RTV documents.

**Unfinished Business:** none

**New Business:** Betty reminded everyone about the Sun Star Membership program for 2026. This is an ambulance program through Pinellas County that will reduce or cover the cost of any necessary medical transport. **For more information and detailed plan coverage, call (727) 582-2008 or visit [www.pinellas .gov/membership](http://www.pinellas.gov/membership).** A motion was made by McClure to approve Christine Semlear as temporary chair of the interview committee. Motion to approve by Lorello, seconded by DeGarmo, unanimously approved.

**Comments:** A resident raised concerns about owners of dogs with abandonment issues and persistent barking. Documentation of dates and times of the disturbances is recommended prior to any intervention.

**Adjournment:** McClure asked for a motion to motion to adjourn. Motion to adjourn by Lorello and seconded by DeGarmo. Meeting adjourned at 7:20 pm.

Respectfully submitted  
Janet McGinnis , BOD Secretary