

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Budget Meeting and Annual Meeting on Tuesday December 10th, 2024

Call to Order and Roll Call

The annual Budget meeting of the RTV Board of Directors was held on Tuesday December 10th, 2024 at the Clubhouse beginning at 7:00 pm. The meeting was chaired by Treasurer Chris May. Present were President Betty McClure, Vice President Dee Dee Street and Directors Doug DeGarmo, Pat Lorello, Dwayne Scheuneman and Secretary Janet McGinnis. Angela Johnson represented our Management Company Ameritech. Notice of the meeting had been posted in accordance with Florida statutes, and a quorum was noted.

Annual 2025 Budget Meeting

The agenda was distributed to Board members and membership at least 14 days in advance of the meeting date. Chris addressed the proposed changes to the 2025 Budget. Moving \$4000 from the utilities budget to Salaries Expense/Contract Maintenance and adding an additional \$4000 to the same line. This was necessary to bring the hourly salary rate in line with current industry standards. The net result was a \$4000 increase to the proposed budget. Chris then asked for a motion to approve the amended budget. Moved by Lorello, Seconded by McClure and unanimously approved. In regards to the financial audit, There was not a quorum of voting members either in person or by proxy. This vote will be reconvened at a later date.

Annual December 2024 Meeting Agenda

Call to Order at 7:15pm.

Proof of Notice and a quorum was noted. All Directors seated.

Treasurer Report: see pages

Maintenance: Doug reports that work orders are being processed as they are received.

A new maintenance person was hired to replace Joe, who is moving out of state. His name is Luis Rodriguez.

Roof repairs are scheduled for December 18 at Units 205, 206, 902, 1101, 1201 and 2201 by Westfall Roofing.

The hole in the road, (across from the 2500 building) which was caused by a drainpipe hole, was repaired and paving patch completed by Cut-Rite Landscape & Construction.

Unit 2202 reported rotten wood on the balcony. Further inspection revealed the entire balcony structure is rotten and will have to be replaced. We are awaiting a quote from Parkview Development.

RTV maintenance has started a balcony inspection program to address problems such as rotted wood. We are approximately 90% complete. One thing I've noticed during inspection is debris left on the decks. The debris should be swept off occasionally to help prevent wood rot.

Unit 2401 reported a short in the outdoor garage carriage light. It was repaired by Luis.

A water leak was discovered behind unit 204 and has been stopped.

Unit 604 reported that her hose wasn't working properly. It was discovered the hose was broken at the connection to the hose bib. The hose was removed.

Unit 1305 reported that the chimney pipe had been blown over by the hurricane. Luis repositioned and anchored it.

A tree had fallen behind unit 806. On the property belonging to the storage facility. The stump roots had come through the fence. Luis and I removed the stump and refastened the fabric.

Two streetlights remain to be repaired by Duke Energy. No schedule on the repair date.

Landscaping: Dwayne Scheuneman is the RTV contact. Swales and runoff issues will be addressed based on the survey

Tenant/Owner Committee: Lucy Tiarabassi reports 1 interview on 11/21/24 for unit #1803. 4 units for sale. Occupied and for sale #1501 and #1402. Not occupied and for sale #1302 and #1001.

Social Committee: Vinny Troise announced the RTV Brunch was well attended and through the generosity of many RTV residents, there were a lot of bikes and toys for the Tots.

Manager's Report: No election for the 2025 Board is needed as there was only one applicant; Betty McClure who was then acclaimed. Angela Johnson from Ameritech explained to the attending members that after the adjournment of the annual meeting, an organizational meeting will take place to decide Board of Directors titles and responsibilities. Betty McClure remains President. Pat Lorello Vice President. Chris May Treasurer. Janet McGinnis Secretary, and Dwayne Sheuneman as a Board Director"

Unfinished Business: None

New Business: None

Open forum: Residents asked questions about RTV reserves, ongoing litigation and other concerns. These were addressed by the Ameritech and the Board.

Adjournment: McClure made a motion to adjourn the annual meeting and seat the new Board. DeGarmo seconded the motion at 8:02pm

Respectfully submitted,
Janet McGinnis, Secretary