

**RAINTREE VILLAGE BOARD OF DIRECTORS**  
**Minutes of the Annual Meeting and Budget Meeting on Tuesday December 9th, 2025**

**Call to Order and Roll Call**

The annual Budget meeting of the RTV Board of Directors was held on Tuesday December 9th, 2025 at the RTV Clubhouse beginning at 7:15 pm. The meeting was chaired by Treasurer Chris May. Present were President Betty McClure, Vice President Pat Lorello, Director Doug DeGarmo 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 2026 Budget Meeting**

The agenda was distributed to Board members and membership at least 14 days in advance of the meeting date. Chris addressed the budget process explaining that the proposed budget must meet the needs of the association and still keeping costs to the owners at a reasonable amount. Monthly COA expenses were reduced for 2026, but this might not be the case for 2027. Chris notes that due to the age of our buildings, the Board agreed it was necessary to increase the Repair/Maintenance Building budget by \$10 thousand dollars. Chris made mention that any savings from the RTV 2025/2026 insurance policy was redirected to termite tenting, roof repairs and other unexpected expenses. To comply with new Florida statutes, RTV has budgeted for and must do a financial audit for fiscal year 2025. Additionally, RTV is still struggling with massive increases in our monthly water bill. Unreported leaks contribute to the increased costs. Let maintenance know immediately if you notice any leaking pipes on the exterior of your unit. Chris then asked for a motion to approve the proposed 2026 budget. Motion to approve by Lorello, seconded by McClure and unanimously approved. Chris asked for a motion to adjourn the Budget meeting. Motion made by Lorello and seconded by DeGarmo.

**Annual December 2025 Meeting**

Call to Order at 7:35pm. All Directors seated. Chris explained the amendments up for vote. The first amendment vote is for ESA animals. The Board is trying to bring our documents in line with Florida statutes. RTV cannot have restrictions on ESA animals when Florida statute #718 supercedes our documents. The second amendment is to change the criteria for exterior awnings. Currently our docs only approve the brown metal awnings. The Board is asking for a vote on retractable cloth coverings as an alternative. The Board will work on specific standards for owners to comply with prior to installation. Lastly, Chris explained that a resident challenged our pool rules. The RTV attorney concluded that RTV must be in compliance with FFHA rules and must amend our documents. Ballot box closes at 7:40pm, 3 non-related residents tally the votes. Annual meeting resumes.

Motion made by Lorello to waive the reading of the November 2025 minutes. Seconded by DeGarmo, unanimously approve.

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

**Maintenance:** Doug DeGarmo's report on pages

**Landscaping:** Doug recaps the year and notifies residents of a spring road paving project. Roads are required to be seal coated to continue our paving warranty. Date pending.

**Tenant/Owner Committee:** Christine Semlear reports 5 units for sale. Unit #1202, Unit #1806, Unit #2304, Unit #1302 and Unit #1304.

**Social Committee:** Vinny Troise announced the RTV Brunch was well attended and through the generosity of many RTV residents, there were a lot of Toys for the Tots and cash to buy bikes. The Elks Club received \$100 from RTV for their program and RTV contributed \$350 to Super Sardo's Pizza annual program. This program donates hundreds of bikes and toys through various agencies on behalf of others.

**Manager's Report:** At 7:53 Angela Johnson announced the election results. Angela made note that there wasn't a quorum of membership and the amendments vote could not take place. The membership will reconvene within 90 days.

**Unfinished Business: None**

**New Business:** Votes tallied , the Board then held its organizational meeting for 2026. The 2026 Board is as follows: President Betty McClure, Vice President Pat Lorello, Treasurer Chris May, Secretary Janet McGinnis, Director Doug DeGarmo and Director Christine Semlear.

**Adjournment:** At 8:09pm Lorello asked for a motion to adjourn the Annual Meeting and May seconded the motion. All in favor.

Respectfully submitted,  
Janet McGinnis, Secretary

## **Raintree Village Treasurers Year End Report 2025**

My second year as your Treasurer has been as equally challenging as the first year. The year began with the conclusion to the ongoing litigation we faced. Although our insurance paid the majority of the settlement, we still had an out of pocket expense. The 2024 Hurricane season repairs carried over into 2025. Multiple roof repairs impacted the maintenance budget. Several major plumbing issues and a significant structural repair also contributed to us being dramatically over budget for maintenance at year end. Water usage continues to be an ongoing issue. Despite several requests from the board to conserve water the last several months have been over budget. 2025 also saw us move to an external vendor for our pool maintenance. This was not something we had anticipated doing and therefore this is another cost center that is over budget, We also undertook much needed repairs to two of the drainage swales as part of a multi-year remediation programme. This was another unplanned expense.

On a more positive note, we were able to negotiate a substantial reduction in the cost of our insurance. This in turn freed up funds to cover a lot of the over budget items listed above. The 2024 Year end saw a substantial number of delinquencies. We have been able to reduce this significantly and have a much more robust process in place to prevent a reoccurrence of this.

I believe that we need to invest money into a professional Reserve study to ensure we have adequate funds on hand for future requirements. We are anticipating undertaking this in 2027.

Overall, we have been able to navigate the challenges presented to us in 2025 successfully and enter 2026 hopeful that we can do the same.

I will provide final year end figures in the February Newsletter as we do not receive the December Financial until January 10<sup>th</sup>.

Respectfully submitted

Chris May

Treasurer.

12/09/2025