

**RAINTREE VILLAGE BOARD OF DIRECTORS**  
**Minutes of the Board of Directors Meeting on Tuesday April 21st, 2026**

**Call to Order and Roll Call**

The monthly meeting of the RTV Board of Directors was held on Tuesday April 21st, 2026 at the RTV Clubhouse beginning at 7:01pm. The meeting was chaired by President Betty McClure. Present were Treasurer Chris May by ZOOM, Secretary Janet McGinnis, Vice President Pat Lorello by ZOOM and Director Doug DeGarmo. Directors Christine Semlear and Vinny Troise were absent from the meeting. Angela Johnson represented our Management Company Ameritech. Notice of the meeting had been posted in accordance with Florida statutes, and a quorum was noted.

**Review/Approval of the Minutes**

The agenda was posted and 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 March 2026 minutes was made by DeGarmo and seconded by McGinnis and unanimously approved.

**Tenant/Owner Committee**

Chairman Mary Hurn reports that no interviews were conducted with prospective buyers for the month of March. Unit#1502 is for sale and Unit #702 has an offer pending.

**Treasures Report:** Chris May summarized his report. The financials are on page

**Landscaping:** Chris made note that the Board is investigating replacing the perimeter fences. The cost is in the 60K range for vinyl fencing. However, installing new fencing would require the removal of the old fence and all the bushes and greenery around the perimeter. The cost to do this additional work makes this project unfeasible. The Board is continuing to investigate alternate methods to improve privacy and reduce noise.

**Maintenance:** Doug reports that work orders are being processed as they are received. RTV maintenance is continuing exterior building repairs including stucco repairs and replacing rotten wood, caulking of holes, cracks and flashing. Touch up paint as needed. Luis, Tina and Chris May continued tree trimming, dead tree and brush removal throughout the project. Luis continues the daily ride around the neighborhood picking up trash and debris. Sump pump pits have been checked and cleaned out as needed. The drainage swale refurbishing project between Units 2504 and 2701 is complete. The next swale project schedule will be announced soon. New small pool-side tables have been purchased to replace the old ones. Anyone needing a small table may take the old ones before they are discarded. Pricing and details are needed for repairs, preparation and repainting of the pool fence, gates, and upper deck railing. Included in this project is painting the pool light poles. The pool will remain open while this work takes place. Please be reminded that the dumpster is for the use of the Maintenance Dept. only.

**Social Committee:** Janet McGinnis announced that there will be a Cinco De Mayo dinner event on Tuesday May 5<sup>th</sup>. Time and menu will be in the newsletter and mailbox flyers. The Social committee is providing the margarita mix, bring your own tequila. We will also be having a trivia contest with prizes that night.

**Ameritech Manager's Report:** Angela Johnson reports that the approved changes to the RTV docs under amendments have been recorded and Ameritech is finalizing the mailing date.

**Unfinished Business:** Nothing to report.

**New Business:** None

**Comments:** A resident expressed concern about water usage during the drought. It was noticed that some units have sprinkler systems on for over an hour in the early morning. Broken heads were discussed and the irrigation well by the pool that remains unusable. Doug suggested that next time the resident sees flooding lawns or broken systems to take a photo. Betty further explained that the City is in Phase #3 for water restrictions which prohibits watering the lawns. Fines starting at \$193.00 may be issued to residents by the City who disobey the restrictions. According to Doug, City trucks have been in RTV twice doing inspections on our property. Betty also mentioned that the entire state is a fire hazard because of the drought. Be careful when using your grill and don't park cars on the lawn. Another resident concern is the speeding of commercial delivery drivers in RTV. BOD to address the issue with Triangle Pool and DHL Shipping. A resident asked if Ameritech or RTV has been notified about rezoning or construction at the carwash on Sunset Point. No mailings at this time. Lastly, the saunas in the bathrooms do work. Please make sure to turn the light off after use.

**Adjournment:** McClure asked for a motion to adjourn. Motion to adjoin by DeGarmo, seconded by McGinnis. All in favor, meeting adjourned at 7:22 pm.

Respectfully submitted,  
Janet McGinnis, Secretary