

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Board of Directors Meeting on Tuesday May 19th, 2026

Call to Order and Roll Call

The monthly meeting of the RTV Board of Directors was held on Tuesday May 19th, 2026 at the RTV Clubhouse beginning at 7:02pm. The meeting was chaired by President Betty McClure. Present were Treasurer Chris May by ZOOM, Secretary Janet McGinnis, Directors Doug DeGarmo, Vinny Troise and Christine Semlear. Vice President Pat Lorello was 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 April 2026 minutes was made by Semlear and seconded by DeGarmo. Unanimously approved.

Tenant/Owner Committee: Nothing to report.

Treasures Report: Chris May asked for a motion to ratify renewing RTV insurance with American Coastal Insurance for \$180,991.23 which includes a \$521.50 document stamp tax and a finance charge of \$4,092.89. Motion to approve Option One by McClure, seconded by Troise. Unanimously approved. The treasurer's report is on page

Landscaping: Vinny Troise is working with Swingle Landscaping to remove a few of the bushes at the East entrance that block the view of oncoming traffic. He sent them photos of other areas of concern in and around the Village and will monitor the progress.

Maintenance: Doug DeGarmo explains 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. We continue to have plumbing leaks throughout the project and are repairing them asap. Please report any leaks, no matter how minor, so we can address and repair them. Luis continued tree trimming, and dead tree removal as needed in the entire 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. Rodent bait stations have been checked and replenished as needed. There has been a noticeable increase in rodent activity this past month. Please ensure you store your garbage and trash in a covered container. Be mindful of your bird watering stations. Squirrels, rats and other critters are drawn to the water during this dry period. Several rats have been spotted in the daytime which is unusual. Activity at the vacant carwash and construction at the warehouses and business centers on the south side of RTV could be the cause. Doug offered to visit the area and check for any construction permits issued by the City. The drainage swale refurbishing project at the right of unit 1806 is complete. Repairs, cleaning and repainting of the pool fence, gates, and upper deck railings are complete. Included in this project was painting some of the perimeter pool light poles. Gutters, downspouts and gutter guards for the 2500 building are to be replaced by Blevens Aluminum starting May 26, 2026 . Doug also would like to be clear about parking on the streets. There are enough vacant parking spots within RTV that your workers and guests should be using. Street parking is not allowed. Fire trucks and emergency vehicles are having trouble driving through the Village on congested streets. RTV has the option to tow any car that is in violation.

Social Committee: Chairman Vinny Troise counted 48 people attended the Cinco de Mayo taco dinner, the largest turnout for recent events. The Social Committee held raffles for cash prizes, bottles of tequila and a gift certificate to a local restaurant. The next BBQ will be the 4th of July. Vinny is trying to organize Friday night BBQ's on the upper deck of the pool area. Details are being worked on concerning food and beverages. Vinny is also working on designing affordable RTV t-shirts for purchase by residents.

Ameritech Manager's Report: Angela Johnson reports pool permits passed. RTV will be receiving our pool permit in the near future. Discussed the #1305 purchase paperwork and the revised RTV docs under rules changing the non refundable application screening fee to \$150.00 by the Tenant/Owner Committee.

Unfinished Business: Betty notes that the speeding issue with DHL and Triangle Pools within the Village has been addressed with company supervisors.

New Business: McClure asked for a motion to approve Unit #902 rear awning installation. Motion to approve by DeGarmo, seconded by Semlear. Unanimously approved.

Comments: Betty reminds residents about water usage during this drought. The City is enforcing over usage with penalties and fines. Pressure washing sidewalks and driveways has been put on hold. Any resident that does not abide by this request or any other water violation will be reported to the City. Vinny suggested looking into NO PARKING signs for Village streets. The Board will discuss at a future meeting. Betty also mentioned the passing of RTV resident Richard Blake.

Adjournment: McClure asked for a motion to adjourn. Motion to adjourn by DeGarmo, seconded by Semlear. All in favor, meeting adjourned at 7:24 pm.

Respectfully submitted,
Janet McGinnis, Secretary