

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Board of Directors Meeting on Tuesday August 18th, 2026

Call to Order and Roll Call

The monthly meeting of the RTV Board of Directors was held on Tuesday August 18th, 2026 at the RTV Clubhouse beginning at 7:05 pm. The meeting was chaired by President Betty McClure. Present were Treasurer Chris May by ZOOM, Secretary Janet McGinnis, Directors Vinny Troise and Christine Semlear. 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 June 2026 minutes was made by Semlear and seconded by May. Unanimously approved.

Tenant/Owner Committee: Nothing to report.

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

Landscaping: Vinny reports that Swingle Landscaping is behind on the tree trimming project. At this time, no date has been given to begin this project. He is actively researching new companies prior to the Swingle contract expiration.

Maintenance: 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. Luis has been trimming foliage that has been touching the buildings and removing dead and dying foliage as needed. Luis continues to pick up trash and debris around the neighborhood. All sump pumps have been checked and are ready for operation. Down spouts that have been damaged have been replaced throughout the community. Rodent bait stations have been checked and replenished as needed. Rodent activity has dropped. Two remaining swales are in the process of being completed. Luis has identified some fire ant locations and has treated them accordingly.

Social Committee: Chairman Vinny Troise announced Bingo Night Saturday August 22nd at 6:30pm. There will be a BBQ to celebrate Labor Day. The Social Committee is working on a date and time.

Ameritech Manager's Report: Nothing report at this time.

Unfinished Business: None

New Business: Cut Rite will begin working on the swale between the #1500 and #1800 buildings on Wednesday August 19th.

Comments: Betty announced the resignation of Director Doug DeGarmo from the Board. During the meeting a resident expressed concerns about the carwash behind our property. Chris May explained that as far as we can determine, there was no change in the City documents to permit anything other than a carwash on the site. The Board had some questions about sound barriers initially promised to RTV in 2022. This proposed agreement has been forwarded to our attorney for review. A request was made for a

tree stump behind the #1800 building be removed. Swingle will bring a grinder when the trees are trimmed. An orange cone will be placed over the stump in the meantime for safety reasons.

Adjournment: McClure asked for a motion to adjourn. Motion to adjourn by Semlear, seconded by McGinnis. All in favor, meeting adjourned at 7:25 pm.

Respectfully submitted,
Janet McGinnis, Secretary