RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Board of Directors Meeting on Tuesday September 15th 2026

Call to Order and Roll Call
The monthly meeting of the RTV Board of Directors was held on Tuesday September 15th, 2026 at the RTV Clubhouse beginning at 10:05 am. 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 August 2026 minutes was made by Semlear and seconded by McGinnis. Unanimously approved.

Tennant/Owner Committee: Mary Hurn reports that her committee has conducted 7 interviews in 2026 and one was scheduled during the month of August. Unit #2105 is for sale.

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

Landscaping: Vinny reports that all the existing tree stumps have been removed. Overall he stays in close contact with Swingle on landscaping issues.

Maintenance: Work orders are being processed as they are received. RTV maintenance is continuing caulking of holes, cracks, and flashing. Luis has completed cement and stucco work on certain units. He is continuing to trim foliage that has been touching the buildings in the rear. Swingle has finished trimming trees located in the common areas of the Village and they have replaced a few dead ones. Luis continues to pick up trash and debris around the neighborhood. All sump pumps continue to be checked and are ready for operation. Rodent bait stations have been checked and replenished as needed. Rodent activity has increased slightly due to demolition of old car wash. Luis has continued to treat new fire ant locations. The two remaining swales projects have been completed; further evaluation may be necessary to adjust water flow and retention.

Social Committee: Chairman Vinny Troise announced the Labor Day party was a huge success. The Committee netted $140 dollars that goes back into our funds. He thanks Paul and Laura Unit#1806 for their generous contributions to the party. Vinny would also like to be clear that any profits from the sale of RTV t-shirts, bags etc. goes into the Committee fund, not his pocket. There will be a community garage sale on October 10th from 9a-2p. Tables in the Clubhouse are available to residents. Call Vinny Troise at 917-865-1455 if you need a table.We are also planning on a Halloween Party. Costumes welcome.

Ameritech Mana**ger's Report:** Angela has scheduled the 2027 budget workshops on October 29th and November 5th. The Annual and final budget meeting will be on December 8th.

Unfinished Business: None

New Business: McClure asked for a motion to approve plumbing expenses for Unit #2706 in the amount of $11,826.00. Motion made by Semlear and seconded by Troise. McClure asked for a motion to approve

$3,700.00 for a 2027 Reserve Study. Motion made by May, seconded by Semlear. This study will ensure RTV is contributing enough money into the reserves for future expenditures.

Comments: Betty needs residents to know that pool toys such as the donated inflatable slide are not permitted. Our attorney sites these as an insurance liability. T-shirt information will be in the newsletter. She would like to assure residents that measures are being taken to remove debris from behind the 200 building. Angela would like to invite residents to the budget workshops. The first will be at the Ameritech office on October 29th at 10am. The second meeting will be in the Clubhouse on November 5th at 10am. Additionally, the cost for electrical services on Unit #304 will be covered. Chris reminded Angela that certain project estimates and the RTV insurance policy are still absent from the RTV website. A resident asked why the newsletter is not posted on the website. It was removed over concern about private information available to the public.

Adjournment: **Mc**Clure asked for a motion to adjourn. Motion to adjourn by Semlear, seconded by McGinnis. All in favor, meeting adjourned at 10:20 am.

Respectfully submitted,
Janet McGinnis, Secretary