**RAINTREE VILLAGE BOARD OF DIRECTORS**
**Minutes of the Board of Directors Meeting on Tuesday October 20th, 2026**

**Call to Order and Roll Call**
The monthly meeting of the RTV Board of Directors was held on Tuesday October 20th, 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. Angela Johnson represented our Management Company Ameritech by ZOOM. 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 September 2026 minutes was made by Semlear and seconded by Troise. Unanimously approved.

**Tennant/Owner Committee:** Betty McClure reads Chair Mary Hurn's report. The October interview was for Unit #703. There are 2 Units still pending sale.

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

**Landscaping:** Vinny Troise reports that Swingle Landscaping is on site once a week. If an owner has an issue that needs attention, call him and he will discuss options with Swingle.

**Maintenance:** Doug DeGarmo reports**,** work orders are being processed as they are received. RTV maintenance is continuing caulking of holes, cracks, and flashing. Luis has completed repair of rotted eaves trim and roof drip lines. Luis continues to trim foliage that has been touching the buildings throughout the park. Luis continues to pick up trash and debris around the neighborhood. All sump pumps continue to be checked and are ready for operation. Number 1 sump pump behind the #1300 building has been replaced. Two covered over drain boxes behind the north side buildings were located, cleaned out and tested. They are now working to provide additional drainage. Additional areas are being inspected and considerations are being developed for future swale/drainage enhancements. Rodent bait stations have been checked and replenished, noting that rodent activity has decreased. Luis continues to treat new fire ant locations and continues to remove wasp nests as they are located. Duke Energy has repaired the streetlight in front of Unit #706, and they have also serviced all the lighting on the Southside along the fence. The power service to Unit #1602 has been replaced and is now in service. A minor adjustment to the swale between Units #1801 & Unit #1502 was completed last week by Cut-Rite Landscaping. The pool problems as a result of the City's annual inspection have been addressed by our pool maintenance contractor, Home Free Pool Services. Considerable stucco repair work is needed at the upper floor of the rear of Unit #2601.

**Social Committee:** Chairman Vinny Troise invites the Village to a Halloween party on October 31st at 5 o'clock. Chili and hotdogs will be served. Anyone in costume will receive 2 free 50/50 raffle tickets.

**Ameritech** Mana**ger's Report:** Angela reminds everyone of the Budget Approval meeting on December 8th at 7pm. All residents are welcome.

**Unfinished Business:** None

**New Business:** McClure asked for a motion to approve Doug DeGarmo to the Board. Motion to approve by Semlear, seconded by McGinnis. Unanimously approved. McClure asked for a motion to approve Unit #1406 new window installation. Motion to approve by Semlear, seconded by Troise. Unanimously approved. Betty asked for a motion to approve stucco repair on the outside wall of Unit #2601 in the amount of $5,229.00. Motion to approve by Semlear, seconded by DeGarmo. Unanimously approved.

**Comments:** Betty wants everyone to be aware of the seriously high case numbers of Dengue fever in the Tampa Bay area. Mosquito spraying continues in all counties. What we can do in the Village is dump any standing water in flower pots, wear protective clothing and use a repellant. She urges residents to attend the 2027 Budget workshops. As for the carwash behind the #800 buildings, she said the fencing issue has yet to be resolved. Doug explained the process of excavations etc. Chris May reminds everyone that there is no soliciting allowed in the Village. Speak to a Board member if you see people walking and putting posters or door hangers on Village property.

**Adjournment:** **M**cClure asked for a motion to adjourn. Motion to adjourn by DeGarmo, seconded by Semlear. All in favor, meeting adjourned at 7:20 pm.

Respectfully submitted,
Janet McGinnis, Secretary