

**RAINTREE VILLAGE BOARD OF DIRECTORS**  
**Minutes of the Regular Meeting of Tuesday,**  
**April 15<sup>th</sup>, 2025**

**Call to Order and Roll Call**

The regular meeting of the Board of Directors was held on Tuesday, April 15th, 2025 in the Clubhouse beginning at 7:05 pm. The meeting was chaired by President Betty McClure. Present were Vice-President Pat Lorello, Treasurer Chris May by ZOOM and Secretary Janet McGinnis. Director Dwayne Scheuneman was absent from the meeting. Present as well was Ameritech Representative Angela Johnson. Notice of the meeting had been posted in accordance with Florida statutes, and a quorum was noted.

**Review/Approval of Minutes**

The agenda was 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 minutes was made by McGinnis seconded by Lorello and approved unanimously.

**Tenant/Owner Committee:** Lucy Tirabassi reports Unit #1102 occupied and for sale. Units #2706 and #1001 are not occupied and for sale. Lucy requested the Board to approve 4 new members to the interview committee. Erica Moore, Nancy Shirer, Christine Semlear and Robert Gluck. A motion to approve by Lorello and seconded by McGinnis.

**Treasurer Report:** Chris May's report is on pages

**Landscaping:** Luis and Doug DeGarmo replaced an old wood retaining wall with pavers. Dwayne has a volunteer watering schedule in place for the new pool plantings. Fencing was discussed and Luis will be assessing any damages from storms or old age to the perimeter fences.

**Maintenance:** Luis reports he's been busy with exterior repairs on roof lines, windows, stucco repair, broken hose bibs and old wood replacement. All bait stations have been checked. He's been clearing clogged downspouts and continuing to clear storm debris from certain areas in the Village and blow leaves off of roofs. Luis also aided in the installation of a **new solar heater for the pool!**

**Social Committee:** Vinny Troise invites residents to meet at the pool on Sundays at 2pm for cocktails (BYOB) and snacks. Dunedin Mix will be the next dinner out on April 28<sup>th</sup>. Memorial Day will be our next holiday party. He is bouncing ideas for future fund raising events for new landscaping and sod.

**Manager's Report:** Angela Johnson from Ameritech had nothing new to report.

**Unfinished Business:** Once again, Pat reminds residents NO PARKING ON THE GRASS. PERIOD. Dwayne's team is actively trying to renew our current landscaping with a limited budget. Your guests do not contribute to this plan by not using guest parking. Please instruct your visitors to use the spaces provided.

**New Business:** A motion was made by Lorello to approve the repair work on Unit #2201, seconded by McGinnis. A motion was made by McClure to appoint Doug DeGarmo to the Board to fill a vacant seat, seconded by Lorello. A motion was made by Lorello to approve installation of new windows on Unit #806, seconded by McGinnis. A motion was made by Lorello to approve installation of new windows on

Unit #1004, seconded by McGinnis. A motion was made by Lorello to approve installation of new windows on #Unit 2504. All window installation designs must be submitted to the Board in compliance of our rules.

VP Pat Lorello discussed the upcoming RTV insurance renewal which expires the end of May. She has been actively accepting proposals and is hoping to find the same plan at a reduced cost from 2024.

**Comments:** Questions to the Board about the property behind the #800 Units that was recently sold at the end of January. Trash is being dumped at the property and residents are concerned about rats. The RTV Board will contact the City of Clearwater Health Department to investigate. For a second time, RTV might have to protest a rezoning of the property. If you receive a Public Notice from the County about this property or see a Public Notice in the Times, please contact a Board member. Safety reminder from Betty. A resident was recently hit by a car biking on the north side walk by Sunset Grove. Please properly use the RTV stop signs when approaching the exits. RTV plans to check and remove any shrubbery at the entrances that might restrict an exiting car's view. A resident asked why the Green Team purchased mulch vs. use the free mulch from the city. There was a discussion about the safety of the free mulch. According to Chris May our Treasurer, \$100 in bagged mulch was approved to the Team because there is a transport issue for lack of a truck to haul the loose mulch. For residents that want to take advantage of the free mulch on Hercules, the City properly shreds, sprays and treats the mulch for safe use.

**Adjournment:** Lorello made a motion to adjourn and McGinnis seconded at 7:44 pm.

Respectfully submitted

Janet McGinnis ,BOD Secretary

## Treasurers Report Raintree Village April 2025

April proved to be a relatively quiet month financially. The costs relating to Palm tree trimming and the Landscaping around the pool and the common gardens posted this month. Due to the timing of the receipt of the Lawn contract invoice the April payment did not make it onto the April balance sheet and will be reflected on the May edition. As of April 30, 2025 per Ameritech we have \$109,185.31 in our operating account and \$143,817.04 in our Reserve. We were at or below budget in all cost centers except:

GL 5410 Tree Trimming/Removal Due to Palm tree maintenance

GL 5600 Lic/Permit Due to annual Pool licence

GL 6110 Landscaping-Grounds Due to Common & Pool Garden beautification

GL 6200 Pool-Maint/repairs Due to increased contract charges

GL 7000 Electric Due to increased usage

GL 7006 Cable TV Due to increased fees.

<b>Monthly Expenses April 2025</b>		04/2025	YTD	Budget
	Revenue	85,001.55	331,490.28	896,435.00
5010	Bank/Coupons/Administrative	511.35	2616.50	\$9,098
5015	Storage Boxes	0.00	0.00	\$540
5020	Office Expenses raintree Village	66.33	136.94	\$140
5300	Insurance	24802.66	99210.64	\$333,500
5400	Lawn Service Contract	0.00	13125.00	\$53,594
5410	Tree Trimming/Tree Removal	3270.00	3270.00	\$5,000
5440	Termite/ Rodent Control	0.00	17197.00	\$16,500
5600	Lic/Permit Fees	300.00	300.00	\$390
5610	Taxes/Condo fees	0.00	440.00	\$440
5800	Management Fee	1300.00	5200.00	\$15,600
5900	Professional-Legal	70.00	4717.50	\$5,000
5910	Professional-Tax/Audit	0.00	0.00	\$475
6100	Repair/Maint-Bldgs	882.73	13339.80	\$50,000
6110	Landscaping-Grounds	1317.15	1317.15	\$2,000
6130	Repair/Maint-Fire Equip	0.00	0.00	\$2,000
6200	Pool-Maint/Repairs & supplies	950.00	4676.85	\$6,242
6400	Salaries Expense/Contract Maint	2788.00	11169.11	\$35,564
7000	Electric	1987.75	6663.99	\$22,011
7001	Utilities-Water/Sewer/Trash	13761.42	52092.70	\$171,367
7006	Cable TV	6510.28	25708.54	\$77,104
<b>Total</b>		58385.01	261693.07	\$806,665
9150	Reserve	7314.17	29256.07	\$87,770
8160	SA2024	479.62		
<b>Total Expenses</b>		66178.80	292370.96	\$896,435