

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Regular Meeting of Tuesday,
August 19th, 2025

Call to Order and Roll Call

The regular meeting of the Board of Directors was held on Tuesday, August 19th, 2025 in the Clubhouse beginning at 7:03 pm. The meeting was chaired by President Betty McClure. Present were Vice President Pat Lorello, Treasurer Chris May by ZOOM, Secretary Janet McGinnis and Directors Doug DeGarmo and Dwayne Scheuneman. 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 May minutes was made by DeGarmo, seconded by Lorello and unanimously approved.

Tenant/Owner Committee: Lucy Tirabassi was absent from the meeting. She reports 3 Units for sale. Unit #205, Unit# 1806 and Unit #2304. Interviews for potential buyers conducted on August 5th for Unit #201 and on August 16th for Unit #2305.

Treasurer Report: Chris May's report is on pages

Landscaping: Dwayne Scheuneman reports that Luis has done a lot of the RTV tree trimming himself, saving Tree Trimming Funds for more difficult cases. No other landscaping projects scheduled for the immediate future.

Maintenance: Doug reports that work orders are being processed as they are received. Doug and Luis are continuing to monitor the sump pumps during hurricane season. Luis has been clearing downspouts and removing remaining leaves out of gutters and off of roofs. Exterior building repairs are ongoing, including stucco work, fascia board repairs and replacing rotten wood. Doug also notes that Luis has checked and replenished the rodent bait stations as needed. Unit #2301 had a roof leak repaired by Arry's Roofing. Units #305 and #1502 are needing roof repairs. Arry's Roofing to submit a schedule with repair dates. The balcony deck on Unit #1401 had rotten boards replaced. RTV completed the pipe restoration from plumbing leaks in Unit #601 and Unit #1304. Cut-Rite Landscaping has completed a swale re-establishment across from the #1400 building. The next swale to be completed is between the #300 and #700 building. Unit #2604 has approval to replace windows. The pool gates have been adjusted and are in working condition. The 2 broken streetlights were replaced by Duke Energy. **Lastly, he asks residents not to feed the squirrels.**

Manager's Report: Angela Johnson from Ameritech made mention that the Annual Budget Meeting will take place sometime in September.

Social Committee: Vinny Troise reports that RTV residents enjoyed a 4th of July BBQ and a Night of Bingo in July. He is planning on a September event TBD. Vinny would also like to see RTV support for a fall Garage Sale TBD.

Unfinished Business: Swales. See maintenance report.

New Business: McClure asked for a motion to approve window installation on Unit #2706. Motion to approve by Scheuneman, seconded by DeGarmo. Approved unanimously. McClure asked for a motion to approve installation of hurricane shutters on Unit #2402. Motion made by DeGarmo, seconded by Lorello. Approved unanimously. Betty notifies residents that the final round of dryer vent cleaning will be September 6th. This needs to be completed for safety issues. Luis will contact the unit owners to schedule the clean out. A resident challenged RTV rules regarding children under the age of 3 were not allowed in the pool. Under the Fair Housing Act, no age restrictions on use are allowed. However, per the RTV attorney's advice, supervision of those under the age of 14 can be required. The new rule also stipulates that swim diapers on both children and adults are now allowed in the pool. Questioned about the safety and liability of these changes, Lorello explained from an insurance point of view that our pool is a "attractive nuisance" and RTV has no choice in the matter. New rules about ESA dogs was discussed. All RTV docs are on line for residents to review. raintree-village.org

Comments: Betty explained that there will be discussions in regard to updating some of the existing rules, regulations and declarations. Some changes require an attorney point of view, others a resident vote. Dwayne recognizes, change takes time and can cause delays. Be patient.

Adjournment: McClure made a motion to motion to adjourn. Motion to adjourn by Scheuneman, seconded by DeGarmo. Meeting adjourned at 7:27pm.

Respectfully submitted
Janet McGinnis ,BOD Secretary

Treasurers ' Report August 2025

As expected all of the accrued expenses from the previous month coupled with multiple roof repairs, continued work on the swales and a major tree trimming on the north side of the property combined to push us over budget for the month. However overall on the year we remain under budget. Water consumption continues to increase and I would ask you to be cognizant of your water usage. As of August 31 per Ameritech we have \$102,167.05 in our operating account and \$171,155.80 in the Reserve we were at or under budget in all cost centers except:

GL 5020 Termite/rodent control- due to warranty payments

GL 5410 Tree trimming- due to tree trimming on North side.

GL 6100 Repair/maintenance bldg – due to multiple roof repairs

GL 6100 Landscaping-grounds- due to swale remediation

GL 6200 Pool -due to monthly service

GL 7000 Electric- due to increased use

GL 7001 Utilities/water -due to increased usage

GL 7006 Cable TV- due to contract increased.