

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Regular Meeting of Tuesday,
June 17th, 2025

Call to Order and Roll Call

The regular meeting of the Board of Directors was held on Tuesday, June 17th, 2025 in the Clubhouse beginning at 7:07 pm. The meeting was chaired by President Betty McClure. Present were Treasurer Chris May by ZOOM, Secretary Janet McGinnis and Director Doug DeGarmo. Director Dwayne Scheuneman and Vice President Pat Lorello were 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 May minutes was made by DeGarmo, seconded by McGinnis and unanimously approved.

Tenant/Owner Committee: Lucy Tirabassi was absent from the meeting. No report available.

Treasurer Report: Chris May's report is on pages

Landscaping: Dwayne Scheuneman was absent from the meeting. No report available..

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. Sump pumps #2 and #4 needed to be replaced. Luis continues to trim tree branches he can reach. A list of Units with branches touching the roofs that RTV cannot trim has been forwarded to Swingle Landscaping for a price quote. Luis has been clearing downspouts and removing remaining leaves out of gutters and off of roofs. Exterior building repairs are ongoing. A quote from Cut-Rite Landscaping was obtained for swale-reestablishment. Chris May explains the project in more detail. "Last year the Board conducted a survey of residents to determine the areas on the property that experience water build up during heavy rains. It was clear from the responses that many of the issues are located on the north and south sides of the property. As Doug pointed out, to that end the Board recently engaged an engineer to examine not only these areas but all the swale drainage lines on the property. We believe that if the swales are properly maintained that this will go a long way to alleviating the water build up. As we expected this will not be an inexpensive fix and as we suggested at the onset of the project, it would likely be a multi year solution. There are 7 existing swales on the property that need attention. The total cost to repair them is \$30,175.00. Clearly we do not have this money available to us. We feel that the most fiscally responsible approach is to address the repairs over a number of years using the survey results to prioritize where we begin." Doug also notes that Luis has checked and replenished the rodent bait stations as needed. Doug has contacted Duke Energy about the 2 non-working streetlights. **Lastly, he asks residents not to feed the squirrels.**

Manager's Report: Angela Johnson from Ameritech has an application /contract for Unit #1001 and is waiting for a background check on Unit #2706.

Social Committee: No events planned in the near future. McGinnis said the committee might have a 4th of July BBQ .

Unfinished Business: Swales. See maintenance report.

New Business: McClure asked for a motion to approve window/door installation on Unit #104. Motion to approve by DeGarmo, seconded by McGinnis. Approved unanimously. McClure asked for a motion to approve installation of new patio doors on Unit #2604. Motion made by DeGarmo, seconded by McGinnis. Approved unanimously. McClure asks for a motion to approve new window installation for Unit #2504. Motion made by DeGarmo, seconded by McGinnis. Approved unanimously. DeGarmo makes notes that the rear patio installation on #Unit 2504 was installed without a City permit. All patio installation designs and City permits must be submitted to the Board prior to installation for approval in compliance with the RTV rules. McClure asked for a motion to approve installation. DeGarmo denied approval, seconded by McGinnis. Unanimous disapproval.

Comments: Betty reports that an outside camera on Unit #1406 caught sight of a man walking barefoot at night behind the #1400 buildings. Keep your windows, doors and car doors locked. Betty reminds residents that any contractor vehicle should be parking in your driveway and the owners should move their car to a guest spot for the duration. Large trucks and vans impede garbage removal, block two way street traffic, ambulance and fire trucks. One concerned resident commented on the use of red mulch at multiple units in the Village. There was a discussion about removal and what type of mulch is allowed for use in RTV. Another question was asked about the stacked pavers at the East entrance. Doug is planning to re-use them in projects around the Village. Trees were another concern. Tim Murray Landscaping will be coming Saturday June 21st to access the overhanging branch situation on certain units.

Adjournment: McClure made a motion to motion to adjourn and McGinnis seconded at 7:17 pm.

Respectfully submitted

Janet McGinnis ,BOD Secretary

Raintree Village Treasurers Report June 2025 (Q2)

Notwithstanding a number of large, unexpected expenses in the first half of the year we reach the end of the second Quarter \$28,498.80 under budget. This is partly due to the efforts of your Board to recoup those accounts that were in arrears. Additionally, we were able to negotiate a substantial saving on our Insurance which has freed up much needed funds for building repairs. We continue to manage roof repairs from last years hurricanes and had one significant structural unit repair in June. We will begin the first phase of the swale remediation plan in July. As of June 30th per Ameritech we have \$98,564.67 in our operating account and \$155,923.16 in the Reserve. We were at or under budget in all cost centers except:

GL 5010 Bank/Coupons/Admin-Due to storage box recovery for statutory filing.

GL 5900 Professional-Legal- Due Delinquency fees (Note we will recover this once the file is closed)

GL 6100 Repair/Maint Bldgs-Due Unit structural repairs.

GL 6200 Pool-Maint/Repairs & Supplies- Due to maintenance contract.

GL 7000 Electric- Due to increased usage.

GL 7006 Cable TV-Due to contract increase.

Monthly Expenses June 2025		06/2025	YTD	Budget
	Revenue	70,125.11	476,186.56	896,435.00
5010	Bank/Coupons/Administrative	1162.64	4597.46	\$9,098
5015	Storage Boxes	0.00	0.00	\$540
5020	Office Expenses raintree Village	0.00	136.94	\$140
5300	Insurance	18373.83	136729.18	\$333,500
5400	Lawn Service Contract	4375.00	26250.00	\$53,594
5410	Tree Trimming/Tree Removal	0.00	3270.00	\$5,000
5440	Termite/ Rodent Control	0.00	18393.00	\$16,500
5600	Lic/Permit Fees	0.00	300.00	\$390
5610	Taxes/Condo fees	0.00	440.00	\$440
5800	Management Fee	1300.00	7800.00	\$15,600
5900	Professional-Legal	217.70	4395.20	\$5,000
5910	Professional-Tax/Audit	0.00	0.00	\$475
6100	Repair/Maint-Bldgs	21547.05	41447.58	\$50,000
6110	Landscaping-Grounds	58.00	1375.15	\$2,000
6130	Repair/Maint-Fire Equip	0.00	0.00	\$2,000
6200	Pool-Maint/Repairs &supplies	950.00	7348.80	\$6,242
6400	Salaries Expense/Contract Maint	2788.00	18139.11	\$35,564
7000	Electric	2204.25	11222.57	\$22,011
7001	Utilities-Water/Sewer/Trash	13177.31	81033.36	\$171,367
7006	Cable TV	6510.28	38729.00	\$77,104
Total		72664.06	402147.45	\$806,665
9150	Reserve	7314.17	43885.02	\$87,770
8160	SA2024	233.20	1654.41	
Total Expenses		80211.43	447686.88	\$896.435

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