

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Regular Meeting of Tuesday,
March 18th, 2025

Call to Order and Roll Call

The regular meeting of the Board of Directors was held on Tuesday, March 18th, 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, Secretary Janet McGinnis and Director 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 February minutes was made by Lorello, seconded by May and approved unanimously.

Tenant/Owner Committee: Lucy Tirabassi was absent from the meeting. Angela Johnson reports that Units #1303, #1501, #1001, #1102, #2302, #1302, #2706 and #2703 are for sale or have contracts pending.

Treasurer Report: Chris May's report is on pages

Landscaping: Dwayne applauds the efforts of Chris and Tina May for working so hard spreading mulch, ripping out dead bushes and plants and laying sod in some of the common areas. Along with the Green Team RTV is on its way to revitalization.

Maintenance: Betty reminds our owners that Luis cannot be just stopped on the street with maintenance issues. A request must be filled out. Luis has a schedule he follows in triage process, urgent projects that need immediate attention verses projects that are not as severe in nature (**Not in the Minutes is Luis's report for the month of March**). Leaf removal off several units roofs. Small dead trees removed, trimmed reachable palms, exterior work to multiple units. Two chimney stacks were repaired and sealed, Repaired exterior window frame on Unit #2703 and sealed potential intrusion holes on the exterior of the #100 building.

Social Committee: Nothing scheduled at this time.

Manager's Report: Angela Johnson from Ameritech reports that Westfall Roofing is in the process of sending 4 proposals to the Board for review. The drainage project behind the #2300 buildings has been completed.

New Business: VP Pat Lorello reminds owners that parking in an unapproved guest spot and not on your driveway is not an alternative. Every unit has space for 2 cars, driveway and garage. Pat is in the process of sending out letters to vehicle owners who do not have an approved RTV Permit. Betty reminds owners that applications are taken every 2 years.

Unfinished Business: Leaf blowing and removal are still in question. Chris May notes that leaves behind the #300 and the #700 were not blown for pickup. Dwayne is going to check with Swingle for pickup dates. Swingle is contracted to pickup leaves 3 times a year.

Adjournment: May made a motion to adjourn and Lorello seconded at 7:25 pm..

Respectfully submitted,
Janet McGinnis, Secretary

Treasurers Report Raintree Village March 2015 (Q1)

March saw us catch up with some of the expenses that carried over from February. That said we are still managing to keep the budget under control. We have been able to recoup all of the large delinquencies which has greatly helped our financial situation. The ongoing litigation was finally resolved which should help to stabilize our Legal costs. We are fortunate that Luis and Doug have been able to tackle many maintenance requests in house. However a unit balcony replacement did push us over budget for maintenance this month. Our Reserve fund continues to grow. As of March 31st per Ameritech we have \$90,362.56 in our operating account and \$135,764.08 in the Reserve. We were at or below budget in all cost centers except:

GL 5440 Termite/Rodent Control: due to Building 200 tenting.

GL 5900 Professional-Legal : due on going litigation

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

GL 7006 Cable TV: due to annual increase.

Monthly Expenses March 2025		03/2025	YTD	Budget
Revenue		86,287.54	24,688.73	896,435.00
5010	Bank/Coupons/Administrative	223.50	2616.50	\$9,098
5015	Storage Boxes	0.00	0.00	\$540
5020	Office Expenses raintree Village	0.00	203.27	\$140
5300	Insurance	24802.66	74407.98	\$333,500
5400	Lawn Service Contract	4375.00	13125.00	\$53,594
5410	Tree Trimming/Tree Removal	0.00	0.00	\$5,000
5440	Termite/ Rodent Control	8748.00	17197.00	\$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	3900.00	\$15,600
5900	Professional-Legal	4447.50	4647.50	\$5,000
5910	Professional-Tax/Audit	0.00	0.00	\$475
6100	Repair/Maint-Bldgs	6953.04	12457.07	\$50,000
6110	Landscaping-Grounds	0.00	0.00	\$2,000
6130	Repair/Maint-Fire Equip	0.00	0.00	\$2,000
6200	Pool-Maint/Repairs & supplies	950.00	3726.85	\$6,242
6400	Salaries Expense/Contract Maint	2788.00	8381.11	\$35,564
7000	Electric	1756.99	4676.24	\$22,011
7001	Utilities-Water/Sewer/Trash	12711.42	38331.28	\$171,367
7006	Cable TV	6510.28	19198.26	\$77,104
Total		75566.39	203308.06	\$806,665
9150	Reserve	7314.17	21942.51	\$87,770
8160	SA2024	565.00		
Total Expenses		83445.56	225627.16	\$896,435

