

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Regular Meeting of Tuesday,
October 21st, 2025

Call to Order and Roll Call

The regular meeting of the Board of Directors was held on Tuesday, October 21st, 2025 in the RTV Clubhouse beginning at 7:02 pm. The meeting was chaired by President Betty McClure. Present were Vice President Pat Lorello, Secretary Janet McGinnis, Treasurer Chris May by ZOOM and Director Doug DeGarmo. 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 September minutes was made by Lorello and seconded by DeGarmo and unanimously approved.

Tenant/Owner Committee: Lucy Tirabassi reports: units currently for sale are Unit #1304, Unit# 1806 and Unit #2304 contract pending.

Treasurer Report: Chris May's report is on page

Landscaping: Nothing to update

Maintenance: Doug DeGarmo reports

Work orders are being processed as they are received.

We are continuing to monitor and service sump pumps as needed.

We are continuing exterior building repairs including stucco repairs and replacing rotten wood.

Caulking of holes, cracks and flashing is ongoing.

Luis has continued with tree trimming and dead bush removal.

Multiple leaking outside water hose bibs and related connections have been repaired or replaced.

Rodent bait stations are being checked and refreshed as needed.

Last month we discussed possible dog wastes along the perimeter fence. After further study it is determined to be opossum wastes.

Units 806 & 1105 have had their balconies repaired.

Unit 2601 is having their electric service panel upgraded.

Unit 1501 has reported a large, wide crack and lifting the slab in their driveway, becoming a tripping hazard. RTV maintenance will investigate and take appropriate action.

As of October 16 th Duke Energy has repaired all reported streetlight outages.

Social Committee: Vinny Troise invites all residents to the Halloween party on October 30th at 5:30 pm. Cost is \$5 per person. An Oktoberfest menu will be served. WEAR A COSTUME!!! The next Bingo night is Saturday November 8th.

Manager's Report: Angela Johnson from Ameritech made mention that the 1st Annual Budget Meeting for 2026 will take place at the Ameritech office on Monday October 27th at 11 am. The 2nd and final Annual Budget Meeting will be on Monday November 3rd in the RTV Clubhouse. All residents encouraged to attend these meetings.

Ameritech office is located at :

24701 U.S. Highway 19 North, suite 102 in Clearwater. For directions call 727-726-8000
Angela also reminded residents that the Annual Meeting will take place in the RTV Clubhouse on December 9th at 7 pm. The budget will be approved and elections will take place for RTV Board openings. A couple amendment changes will also require a resident vote. Chris May has been re-writing the wording for the changes with involvement from our attorney. The Board wants the RTV documents to be more in line with current legislation .

Unfinished Business: none

New Business: McClure asked for a motion to approve window installation on Unit #2504. Motion to approve by Lorello, seconded by DeGarmo. Unanimously approved.. McClure asked for a motion to approve a plumbing expense for #Unit 1305 from Dunedin Plumbing in the amount of \$11,973.00. Motion to approve by Lorello, seconded by May. Unanimously approved.

Comments: Betty asks residents for input on any RTV issues. Question about allowing electric car charging stations within a residents garage is a safety concern and Ameritech has information regarding what is allowable in this type of condo setting. To be discussed at the next meeting.. A resident raised concerns that new plantings are not being properly maintained. Because of lack of rain, a new watering schedule is requested by the Board to the Green Team committee. Another point of concern is that maintenance has been trimming interior and perimeter hedges to a level of 2 feet off the ground. This notification was in the last newsletter and considered necessary for re-growth. Temporary water barriers some residents have installed around their unit are up for review. The Board wants to make sure that residents know that Monday meeting notes are available to any resident that is interested in what was discussed .The east and west entrances will be checked for any obstructing vegetation restricting pedestrian visibility on the sidewalks. Signage and mirrors are a future possibility and residents are strongly encouraged to slowly approach the exits before reaching the sidewalk and stop sign.

Adjournment: McClure made a motion to motion to adjourn. Motion to adjourn by May and seconded by Lorello. Meeting adjourned at 7:42 pm.

Respectfully submitted
Janet McGinnis , BOD Secretary

Treasurers Report October 2025

It was another expensive month on the maintenance front, and we were well over budget again. Our utility bills, water and Electric continue to rise. Overall we were once more over budget on the month but remain under budget on the year. As of October 31st per Ameritech we have \$105,511.23 in the operating account and \$186,435.07 in the Reserve. We were at or under budget in all cost centers except:

GL 5015 Storage Boxes- Due to annual fee

GL 5410 Tree Trimming- Due to trimming.

GL 5910 Professional-Tax/Audit- Due to annual tax return

GL 6100 Repair Maint/Bldgs-Due to unit re:plumb.

GL 6200 Pool-Maint/Repairs Due to contract maintenance

GL 7000 Electric- Due to increased usage.

GL 7001 Utilities-Water Due to increased usage

GL 7006 Cable TV- Due to fees and taxes.

Monthly Expenses October 2025		10/2025	YTD	Budget
	Revenue	75,865.41	779,092.21	896,435.00
5010	Bank/Coupons/Administrative	498.34	7517.00	\$9,098
5015	Storage Boxes	630.00	630.00	\$540
5020	Office Expenses raintree Village	50.28	187.22	\$140
5300	Insurance	18206.04	209545.42	\$333,500
5400	Lawn Service Contract	4375.00	43750.00	\$53,594
5410	Tree Trimming/Tree Removal	2640.00	12610.00	\$5,000
5440	Termite/ Rodent Control	0.00	23088.00	\$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	13000.00	\$15,600
5900	Professional-Legal	0.00	5575.20	\$5,000
5910	Professional-Tax/Audit	525.00	0.00	\$475
6100	Repair/Maint-Bldgs	11931.52	74171.03	\$50,000
6110	Landscaping-Grounds	0.00	11700.49	\$2,000
6130	Repair/Maint-Fire Equip	0.00	0.00	\$2,000
6200	Pool-Maint/Repairs &supplies	950.00	11148.80	\$6,242
6400	Salaries Expense/Contract Maint	2788.85	29291.95	\$35,564
7000	Electric	2314.67	20926.84	\$22,011
7001	Utilities-Water/Sewer/Trash	17035.64	139673.68	\$171,367
7006	Cable TV	6510.28	64770.22	\$77,104
Total		69582.56	599268.31	\$806,665
9150	Reserve	7314.17	73141.70	\$87,770
8160	SA2024	0.00	1654.41	
Total Expenses		76896.72	743646.97	\$896,435