

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Regular Meeting of Tuesday,
September 16th, 2025

Call to Order and Roll Call

The regular meeting of the Board of Directors was held on Tuesday, September 16th 2025 in the Clubhouse beginning at 7:00 pm. The meeting was chaired by President Betty McClure. Present were Vice President Pat Lorello, Secretary Janet McGinnis and Directors Doug DeGarmo and Dwayne Scheuneman. Present as well was Ameritech Representative Angela Johnson. Treasurer Chris May was absent from the meeting. 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 August minutes was made by Lorello and seconded by Scheueman and unanimously approved.

Tenant/Owner Committee: Lucy Tirabassi reports, 1 interview was held for Unit #205. Pending closing date is scheduled for September 30th 2025. Units currently for sale are. Unit #205, Unit# 1806 and Unit #2304.

Treasurer Report: Chris May's report is on page

Landscaping: Dwayne Scheuneman reports Swingle Landscaping will be clearing the perimeter fence lines of unwanted vegetation during the dormant season, hopefully beginning mid October. A majority of the project was cleared 3 years ago, but due to ongoing work orders that needed immediate attention RTV was unable to continue to maintain that schedule. Our maintenance man Luis Rodriguez and President Betty McClure walked the perimeter of the Village and discovered that some areas have become hazardous to Landscapers, Maintenance workers and residents alike. Clearing and cutting back the fence line is a priority. Pat Lorello reminded owners the fence line property behind any RTV Units belongs to RTV and no exceptions will be made for trimming back the vegetation.

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. The number #4 sump pump was replaced. 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. Units #305 and #1502 have had their roofs repaired. Cut-Rite Landscaping completed the swale re-establishment between the #300 and #700 buildings. Two street lights are out, Doug has contacted Duke Energy for replacement. Both generator for RTV have been test run and are ready for use. Doug also notes that Luis has checked and replenished the rodent bait stations as needed. It was noted by Luis that several locations have dog waste along the perimeter fences. Please pick up after your dog. Lastly, he asks residents not to feed the squirrels.

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

Social Committee: No plans at this time.

Unfinished Business: Vice President Pat Lorello reminds residents that our documents clearly state that if a residents owns 2 cars, one is to be parked in the garage and one on the driveway. If a car is parked in unauthorized guest parking, 3 warnings will be issued for removal before a final towing.

New Business: McClure asked for a motion to approve window installation on Unit #201. Motion to approve by Scheuneman, seconded by Lorello. Approved unanimously.

Comments: Betty asks residents to be mindful when driving through the Village. Speed bumps are installed for a reason, to reduce speeding.

Adjournment: McClure made a motion to motion to adjourn. Motion to adjourn by Lorello and seconded by Scheuneman. Meeting adjourned at 7:20 pm.

Respectfully submitted

Janet McGinnis , BOD Secretary

Treasurers Report Raintree Village

September 2025

At the end of the third quarter of 2025 we are under budget on the year despite a number of unexpected significant maintenance expenses. The Maintenance team continue to work hard to keep the maintenance costs down. I am concerned about the continued increase in the electric costs for the common areas, including the clubhouse. We have been consistently over budget in this area for several months. Our water usage although high has remained for the most part marginally under budget. As of September 30th per Ameritech we have: \$106,542.54 in our operating account and \$178,810.75 in the Reserve. We were at or under budget in all cost centers except:

GL 5010 Bank/Coupons/Administrative-Due to DBPR filing and Statutory compliance.

GL 5440 Termite/Rodent control-Due to multiple warranty payments.

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

GL 7000 Electric-Due to increased usage.

GL 7006 Cable TV-Due to contract increase

Respectfully submitted

Chris May

Treasurer RTV

Monthly Expenses September 2025		09/2025	YTD	Budget
	Revenue	66,370.45	703,226.80	896,435.00
5010	Bank/Coupons/Administrative	1749.70	7018.66	\$9,098
5015	Storage Boxes	0.00	0.00	\$540
5020	Office Expenses raintree Village	0.00	136.94	\$140
5300	Insurance	18206.04	191512.45	\$333,500
5400	Lawn Service Contract	4375.00	39375.00	\$53,594
5410	Tree Trimming/Tree Removal	0.00	9970.00	\$5,000
5440	Termite/ Rodent Control	1700.00	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	11700.00	\$15,600
5900	Professional-Legal	60.00	5575.20	\$5,000
5910	Professional-Tax/Audit	0.00	0.00	\$475
6100	Repair/Maint-Bldgs	1188.87	62239.51	\$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	10198.80	\$6,242
6400	Salaries Expense/Contract Maint	2788.00	26503.11	\$35,564
7000	Electric	2584.29	18612.17	\$22,011
7001	Utilities-Water/Sewer/Trash	13271.25	122638.04	\$171,367
7006	Cable TV	6510.28	58259.94	\$77,104
Total		54851.22	599268.31	\$806,665
9150	Reserve	7314.17	65827.53	\$87,770
8160	SA2024	0.00	1654.41	
Total Expenses		62165.39	666750.25	\$896,435