

Approved

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Board of Directors Meeting on Tuesday January 20th, 2026

Call to Order and Roll Call

The monthly meeting of the RTV Board of Directors was held on Tuesday January 20th, 2026 at the RTV Clubhouse beginning at 7:01pm. The meeting was chaired by President Betty McClure. Present were Treasurer Chris May, Secretary Janet McGinnis and Directors Christine Semlear and Vinny Troise. Vice President Pat Lorello and Director Doug DeGarmo were absent from the meeting. Angela Johnson represented our Management Company Ameritech. Notice of the meeting had been posted in accordance with Florida statutes, and a quorum was noted.

Review/Approval of the 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 December 2025 minutes was made by May and seconded by McGinnis and unanimously approved.

Tenant/Owner Committee

Betty reads Mary Hurn's report that 6 units are for sale. Unit #1302, Unit #2304, Unit #1304 and Unit #1502 are for sale and Units #1202 and #1806 are pending sale. Unit #1202 was interviewed on January 20th, 2026.

Treasures Report: Chris May's report is on pages

Landscaping: Vinny Troise reports that he is meeting with David Swingle, our landscaping company on Thursday the 22nd to discuss annual leaf removal in the Village. He is specifically focusing on the perimeter fences at this time. Vinny, Luis and Swingle will be accessing dead and hazardous branches from the trees and their removal.

Maintenance: Chris May reads the maintenance update for Doug. Luis continues to process maintenance requests. Several projects are on hold. During excavation on the swale between the 2400 and the 2500 buildings, the crew discovered a rusted out pipe that needs replacement before the work can continue. Completion TBD. He also noted that this swale project was billed to the 2025 budget which frees up 2 new swale projects for 2026. Luis and Chris have been working on Clubhouse repairs and other projects around the Village.

Social Committee: Vinny Troise announced there will be a Strawberry Shortcake Social on Friday the 13th of February. Bingo will be the game of the night. The Social committee is also planning a RTV Community Garage Sale on Saturday February 28th. It will open to all residents who want to participate. An ad promoting the sale will be posted on various websites like Facebook Marketplace and Tampa Bay Times. A cash only sale will be advertised and balloons will be provided by the social committee. RTV will once again celebrate St. Patricks Day on Saturday March 14th. Details of these events will be in the newsletter.

Ameritech Manager's Report: Angela Johnson notified residents that RTV is still short of obtaining proxy votes for the three amendments that at issue. Chris May explained that RTV cannot amend the

Documents without a majority vote of the owners. The BOD will continue to pursue owners who have not submitted a proxy.

Unfinished Business: None

New Business: Betty asked for a motion to appoint Vincent Troise to the RTV Board of Directors. Motion made by Chris May, seconded by Chris Semlear. Unanimously approved. Betty asked for a motion to approve Mary Hurn as Chairman of the Owner/Tenant Committee. Motion made by Chris May and seconded by Semlear. Unanimously approved. Betty asked for a motion to approve window replacement on Unit #705. Motion to approve by Chris May, seconded by Semlear. Unanimously approved. Betty notes that guest parking applications will be up for renewal this January for a 2 year contract. Applications are in the Clubhouse, more information will be in the newsletter. RTV will also need to conduct a 2026 Census. The information obtained from the Census ensures our status as a 55+ Condominium Community. Chris May put together a TV presentation for the upcoming road sealing project. He emphasized that the project will be in 3 phases. For those that did not attend the meeting, parking instructions, street closure dates etc. will be made available to all residents by email and flyers. Chris then addressed the temperature of the pool and the abilities of the heat pump during winter months.

Adjournment: At 7:46 pm McClure asked for a motion to adjourn. Motion to adjourn by Troise, seconded by Semlear. All in favor.

Respectfully submitted,
Janet McGinnis, Secretary

Approved

Treasurer's Report January 2026

2026 started quietly financially. There were no unexpected expenses, and we finished the month under budget. We were at or under budget in all cost centers except:

GL 5010 Bank/Coupon/Administrative: Due to annual start up fees.

GL 5600 Lic/Permit fees: Due to Annual report

GL 5900 Professional legal: Due to collections

GL 5910 Professional- Tax/Audit: Due to Audit retainer.

GL 6130 Repair/Mant Fire equip.: Due to annual fire equipment inspection and repair

GL 6400 Salaries/Contract maint: Due to additional hours

As of Janury 31st per Ameritech we hvw \$126,302.29 in the operating account and \$208,906.43 in the Reserve account.

Monthly Expenses January 2026	01-2026	YTD	Budget
Revenue	72,814.91	72,814.91	855,637.00
5010 Bank/Coupons Administrative	1795.20	1795.20	\$9,100
5015 Storage Boxes	0.00	0.00	\$586
5020 Office Expenses raintree Village	0.00	0.00	\$150
5300 Insurance	18373.83	18373.83	\$243,382
5400 Lawn Service Contract	4375.00	4375.00	\$56,080
5410 Tree Trimming/Tree Removal	0.00	0.00	\$5,000
5440 Termite/Rodent Control	1196.00	1196.00	\$16,500
5600 Lic/Permit Fees	90.00	90.00	\$390
5610 Taxes/Condo fees	0.00	0.00	\$440
5800 Management Fee	1300.00	1300.00	\$15,600
5900 Professional-Legal	538.10	538.10	\$5,000
5910 Professional-Tax/Audit	2375.00	2375.00	\$7,500
6100 Repair/Maint-Bldgs	561.61	561.61	\$60,000
6110 Landscaping-Grounds	0.00	0.00	\$15,000
6130 Repair/Maint-Fire Equip	2419.16	2419.16	\$2,000
6200 Pool-Maint/Repairs &supplies	990.00	990.00	\$13,000
6400 Salaries Expense/Contract Maint	3294.53	3294.53	\$37,100
7000 Electric	2113.40	2113.40	\$25,560
7001 Utilities-Water/Sewer/Trash	14157.89	14157.89	\$173,000
7006 Cable TV	6510.28	6510.28	\$81,250
Total	60089.90	60089.90	\$765,637
9150 Reserve	7500.00	7500.00	\$90,000
Total Expenses	67589.90	67589.90	\$855,637