

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Board of Directors Meeting on Tuesday March 17th, 2026

Call to Order and Roll Call

The monthly meeting of the RTV Board of Directors was held on Tuesday March 17th, 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, Vice President Pat Lorello by ZOOM and Director Doug DeGarmo. Directors Christine Semlear and Vinny Troise 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 February 2026 minutes was made by May and seconded by DeGarmo and unanimously approved.

Tenant/Owner Committee

Deb Brink read Chairman Mary Hurn's interview report. No interviews were conducted with prospective buyers for the Month of March. Units #1806, #1304 and #2304 have been sold. Unit#1502 is for sale. Unit #1304 was interviewed as a renter.

Treasures Report: Chris May summarized his report. The financials are on page

Landscaping: Chris May reports that Luis has been removing dead plantings around the Village and cutting back the shrubs behind the 2400 building. Green flood lights have been installed under the palm trees in the community garden at the east entrance. Final leaf pickup is scheduled for April 2nd. Chris mentioned that the blowing off the roofs and gutter cleaning will be done prior to the leaf removal.

Maintenance: Doug reports that work orders are being processed as they are received. RTV maintenance is continuing exterior building repairs including stucco repairs and replacing rotten wood. Caulking of holes, cracks and flashing is ongoing. Luis, Tina and Chris May continued tree trimming, dead tree and brush removal and garden maintenance throughout the project. Luis continues the daily ride around the neighborhood picking up trash and other debris. Sump pump pits have been checked and cleaned out as needed. Pumps have been tested and operation confirmed. Unit 1902 had the balcony rebuilt. RTV maintenance will paint once the wood dries out. The drainage swale project is complete. The next swale project schedule will be announced soon. A reported streetlight has been repaired by Duke Energy.

Social Committee: Janet McGinnis reports that 27 people attended the St. Patricks Day dinner catered by Finleys. A bingo night will be planned for April and the committee is hoping to do a Cinco De Mayo dinner event.

Ameritech Manager's Report: Angela Johnson reports that she is waiting for the paperwork from our attorney regarding the amendments that was passed. Angela will let the Board know as soon as these amendments are registered.

Unfinished Business: Nothing to report.

New Business: Betty asked for a motion to approve installation of new sliders in Unit #2706. Motion to approve by Chris May, seconded by Doug DeGarmo. Unanimously approved. Betty asked for a motion to approve a new awning for Unit #902. Chris May made a motion to approve, Doug DeGarmo second the motion. Unanimously approved. Betty asked for a motion to approve rear window installation on Unit #201. Motion to approve by Chris May, DeGarmo seconded the motion. Unanimously approved. Finally, Betty asked for a motion to approve a request not on the agenda for window and door installation for Unit #2602. Motion to approve made by May and seconded by DeGarmo. Unanimously approved.

Comments: Betty notes that street parking is once again becoming an issue. There was an incident where 2 cars were parked directly across from each other making it impossible for another car to drive between them. If you have guests or workers please use an available guest parking spot for their vehicle. Regarding the 2025 Census, out of 110 units, approximately 30 odd filled out forms have been completed. Betty explains that without this Census information, RTV's standing as a 55+ community could be in jeopardy. A resident questioned the RTV pooled reserve structure versus a straight line reserve. Chris May and Angela Johnson offered an explanation. Ameritech will post both the RTV reserve schedule and the 2026 budget on the RTV website. Another resident asked why Swingle landscaping continues to blow the fallen leaves into the bushes and fences. This concern will be addressed with Swingle. Angela Johnson explained about the acquisition of Ameritech by Summit Management. Nothing will be changing as far as representation to RTV.

Adjournment: McClure asked for a motion to adjourn. Motion to adjourn by May, seconded by DeGarmo. All in favor, meeting adjourned at 7:27pm.

Respectfully submitted,
Janet McGinnis, Secretary