

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

Call to Order and Roll Call

The monthly meeting of the RTV Board of Directors was held on Tuesday February 17th, 2026 at the RTV Clubhouse beginning at 7:07pm. 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. Phil Colettis 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 January 2026 minutes was made by May and seconded by Semlear and unanimously approved.

Tenant/Owner Committee

Mary Hurn, Committee Chair reports that 3 interviews were conducted with prospective buyers. Units #1806, #1304 and #2304 have been sold. Unit#1502 has a contract pending.

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

Landscaping: Vinny Troise reports that he met with David Swingle, our landscaping company and discussed annual leaf removal in the Village. There will be 2 phases of cleanup. Starting in February, the front of the units will be cleared. Towards the end of March, the back of the units will be cleared.

Maintenance: Chris May reads the maintenance update for Doug. Work orders are being processed. Two major projects have been completed, the swale project between the #2400 and #2500 buildings and the seal coating on the RTV roads. Luis and Chris have been working on Clubhouse repairs, a balcony tear down and other projects in the Village. The pool issues have been repaired.

Social Committee: Vinny Troise announced that 34 people attended the Bingo and Strawberry Shortcake Night on the 13th of February. The 50/50 raffle raised \$50 for Christmas bikes. Fourteen residents have so far signed up for the neighborhood garage sale on February 28th. Parking will be allowed on one side of the street so non-participating residents can easily drive through the Village. Residents call sell items during the hours of 9am and 2pm. Balloons will be provided by the Social Committee. The St. Patricks Day Party will be on March 14th. Details will be in the newsletter.

Ameritech Manager's Report: Phil Colettis filled in for Angela Johnson. Nothing to report at this time.

Unfinished Business: The Board has been struggling to get enough proxy votes to pass the proposed amendments. RTV finally has enough proxy votes to reconvene the Annual Meeting on Monday February 23rd at 10am. The only thing on the agenda will be a vote to approve the 2 amendments.

New Business: Betty asked for a motion to approve payment of \$15,525.00 to ACPLM for the completed road work. Motion to approve by Chris May, seconded by Chris Semlear. Unanimously approved. Betty asked that all residents co-operate with the watering schedule. Hand watering plants with a nozzled hose is permitted only on Thursdays before 10am and after 4pm. Be respectful of this request, that includes car

washing and no lawn watering. Additionally, please drop off your completed 2025 census form into the Clubhouse Office mail slot. Finally, Betty asked for a motion to approve 2 new members for the Tenant/Owner Committee. Chris May made a motion to approve Deb Brink and Jeff Hutchins to the committee. Seconded by Semlear. Unanimously approved.

Adjournment: McClure asked for a motion to adjourn. Motion to adjourn by May, seconded by Semlear. All in favor, meetings adjourn at 7:15pm.

Respectfully submitted,
Janet McGinnis, Secretary