

RAINTREE VILLAGE BOARD OF DIRECTORS
Minutes of the Board of Directors Meeting on Tuesday June 16th, 2026

Call to Order and Roll Call

The monthly meeting of the RTV Board of Directors was held on Tuesday June 16th, 2026 at the RTV Clubhouse beginning at 7:04pm. The meeting was chaired by President Betty McClure. Present were Treasurer Chris May by ZOOM, Secretary Janet McGinnis, Directors Doug DeGarmo, Vinny Troise and Christine Semlear. Vice President Pat Lorello was 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 posted and 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 May 2026 minutes was made by Semlear and seconded by DeGarmo. Unanimously approved.

Tenant/Owner Committee: Chair Mary Hurn reports, five interviews have been conducted since January 2026. Four were sales and one is a rental. The May interview was for Unit #1305. In checking Realtor.com Mary notes that Unit #702 is pending sale.

Treasurer Report: Chris May's treasurer's report is on page

Landscaping: Vinny reports that Swingle is on site once a week. He notes that watering restrictions are still in place and in the next three weeks tree trimming will begin prior to hurricane season. Chris May asked for a motion to approve \$10,515.00 out of the Reserves to pay for the cost of the trimming. Motion to approve by DeGarmo, seconded by Semlear. Unanimously approved.

Maintenance: 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. Touch up paint as needed. We continue to have plumbing leaks throughout the project and are repairing them asap. Please report any leaks, no matter how minor, so we can address and repair them. Luis continued tree trimming, and dead tree removal as needed. Luis continues to pick up trash and debris around the neighborhood. All sump pumps have been checked and are ready for operation. Rodent bait stations have been checked and replenished as needed. We continue to see above-average rodent activity, so we are moving to a weekly monitoring schedule to better track activity levels and identify any location trends. The properties across from the south fence have been investigated for possible sources. No apparent construction activities were observed and there are no permits issued that we found. Your help to keep garbage inaccessible to animals is appreciated. We will continue to provide updates as needed. The replacement of gutters, downspouts, gutter guards and any rotten fascia boards for the 2500 building by Blevens Aluminum is complete. Luis has identified some fire ant locations and has treated them accordingly.

Social Committee: Chairman Vinny Troise hosted the first Friday hot dog cook out at the pooland Clubhouse. There was a nice turnout. He plans on another cook out Friday the 19th for Father's Day. Time TBD. The Social Committee is planning a 4th of July celebration for our Nations 250th Birthday. He is open for suggestions on the menu other than hot dogs and hamburgers. Menu and time will be on flyers distributed by the Social Committee. Vinny has also adapted the RTV logo for application on t-shirts for purchase by residents, or the logo can be applied to a shirt or BBQ apron of your own. A patch is \$5 or a

t-shirt with a patch is \$10. The money will go to Social Committee functions and expenses. Call Vinny if you are interested. (917-865-1455).

Ameritech Manager's Report: Nothing report at this time.

Unfinished Business: None

New Business: McClure asked for a motion to approve Unit #2005 tree removal and replacement at owner's expense. Motion to approve by Semlear, seconded by DeGarmo. Unanimously approved. McClure asked for a motion to approve Unit #1102 new window installation. Motion to approve by DeGarmo, seconded by Semlear. Unanimously approved. Betty asked for a motion to approve new rear window installation on Unit #106. Motion to approve by Semlear, seconded by DeGarmo. Unanimously approved. Betty asked for a motion to approve a solar tube installation in Unit #2604. Motion to approve by Semlear, seconded by DeGarmo. Unanimously approved. Janet McGinnis reminded residents that with summer upon us, please don't let any underage visiting children be unsupervised at the pool or in the neighborhood. It is a rules and safety issue for RTV and visiting families. Lastly, Chris May made a motion to approve the revised collection payment amount as sent by email to the Board on June 14th, 2026. Motion to approve by Semlear, seconded by McClure. Unanimously approved.

Comments: A resident expressed concerns about late payments of RTV bills. Treasurer Chris May addressed the issue and assured the owner that RTV is on time with all our payments. Another resident would like the Board to consider another community garage sale in September. It will be taken under consideration.

Adjournment: McClure asked for a motion to adjourn. Motion to adjourn by Semlear, seconded by DeGarmo. All in favor, meeting adjourned at 7:25 pm.

Respectfully submitted,
Janet McGinnis, Secretary