

**THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION  
ANNUAL BOARD MEETING  
November 18, 2024**

Registration began at 6:00 PM at the South County Civic Center in Delray Beach.

President Joe Larocca called the meeting to order at 7:00 PM and welcomed everyone in attendance.

A Motion was made by Joe Larocca and seconded by Sara Covington to dispense with the reading of the minutes from the 2023 Annual Meeting and accept them as posted to the website and as distributed by e-mail. All Board members were in full agreement.

Joe Larocca introduced the current Board Members and Directors.

Sara Covington presented to Joe Larocca the Transmittal of Notices for the Annual Meeting. Verification of reaching a quorum was given by the elections supervisors, with a total of 34 proxies and 29 people attending, giving a total of 63.

Next, each of the 2025 candidates for the board was introduced and given time to speak. There are three openings for three-year terms. There were no nominations from the floor. Residents cast their votes and ballot results were as follows:

Dillman, Matt	54
Eisenberg, Jacqui	53
Larocca, Joe	56
More, Jocelyne	7

The proposed budget for 2025 was presented and reflects a 4.71% increase. The monthly dues will increase by \$9.00 (to \$200.00) and will commence on January 1, 2025. Joe made a Motion that was seconded by Jacqui to approve the budget. **PASSED**. Please remember to update your monthly payment amount.

The Committee Chairs presented their reports:

**ARCHITECTURAL** – Please remember to submit alteration requests to [arc@rainberryvillas.com](mailto:arc@rainberryvillas.com). This includes requests to paint or any alterations to roofs, fences, doors, windows, etc. New exterior paint trim and body colors have been added to the approved palette. The architectural committee continues to do quarterly inspections and send out notices for properties that require maintenance.

**COMMUNICATION** – Please refer to the website, [rainberryvillas.com](http://rainberryvillas.com), for helpful information including the 'What's New' section and the archive of newsletters and meeting minutes. The website also has instructions for new residents, the callbox, and the guardhouse database.

**LAKE BOARD** – The Lake Board is run by representatives from the Villas, the Homes, and the Pines of Delray North and meets the first Thursday of every other month at the Pines' clubhouse. The lake vendor, Solitude, reports that the lake is doing well and continues regular testing and spraying to maintain the health of the lake. Early next year, Solitude will

do a lake presentation to the community at the Pines' clubhouse, date and time to be determined. The Lake Board has retained a separate vendor to perform regular maintenance on the gate and the Board is investigating options for replacing the gate. A purple martin colony will be installed on the Villas side of the lake to help with bug control. Please refer to the website, [rainberrylakeboard.com](http://rainberrylakeboard.com), for other helpful information.

**MAINTENANCE** – The sewer grate by the north pool path was raised, and several potholes throughout the community have been repaired.

**RECREATION BOARD** – A comprehensive review of the budget for the Recreation Area occurred including reading each line item and dollar amount for the 2025 budget. Like the Villas, in 2024 the Recreation Area transitioned to using Oxygen for bookkeeping and George Jonson was appointed as a liaison with the Delray Beach Police Department. Projects that occurred in 2024 included removing the front Ficus hedge and installing new landscaping, installing a new callbox, as well as an electrical panel at the pool and an AC unit at the guardhouse. The next major project is a complete renovation of the bathrooms.

**SECURITY** – Please remember to lock your vehicle – while there were a few car break-ins in 2023, there have been none in 2024. In 2024, there were 21 violation notices sent out. A reminder that the Recreation Area handles matters related to the front entrance gate.

**LANDSCAPING / SPRINKLERS** – Please place irrigation work requests in the box at the corner of NW 22<sup>nd</sup> Avenue and NW 10<sup>th</sup> Place. The landscaping around the north pool was re-done with several problem plants removed and new plants installed. We have added a fourth annual spraying for the boundary hedge to try to control the whiteflies. Please place red reflectors if you would like something NOT to be trimmed, and place red reflectors if you would like your yard NOT to be sprayed.

**NEW HOMEOWNERS / TENANTS** – There were eleven sales this year, there are four properties currently for sale, and three for rent. The website has very helpful information and forms for new homeowners and tenants.

Thank you to our Election Supervisors James Bullion, Sara Covington, and Paul Schatz.

Joe adjourned the meeting at 8:17 p.m.

Respectfully Submitted – Sara Covington, Secretary