

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
ANNUAL BOARD MEETING
November 17, 2025

Present: Joe Larocca, Chip Goetz, Sara Covington, Jacqui Eisenberg, James Fata, Kathy Morris

Absent: Christin Seward, Jeff Maul, Matt Dillman

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.

Joe Larocca introduced the current Board Members and Directors.

Also in attendance at the meeting were officers from the Delray Beach Police Department, Gary Ferreri and Joe Grammatico, who briefly spoke and took questions. Among items addressed were the decrease in crime (24% decrease from last year), new Chief Hunter and additional staffing, the police volunteer program (contact George Jonson with questions), a speed trailer that will be periodically placed in the neighborhood, and the permanent installation of a license plate reader just outside the neighborhood on Lake Ida Road.

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 46 proxies and 30 people attending in person, giving a total of 76.

A Motion was made by Sara and seconded by Joe to dispense with the reading of the minutes from the 2024 Annual Meeting and accept them as posted to the website and as distributed by e-mail. All Board members were in full agreement.

Next, the election was held. There were three openings for three-year terms and one opening for a one-year term. There were no nominations from the floor. Residents cast their votes and ballot results were as follows:

76	Sara Covington
75	James Fata
75	Kathy Morris
74	Jeff Maul
2	George Jonson

The proposed budget for 2026 was presented and reflects a 5% increase. The monthly dues will increase by \$10.00 (to \$210.00) and will commence on January 1, 2026. Joe made a Motion that was seconded by Sara to approve the budget. **PASSED**. Please remember to update your monthly payment amount.

End of October financials show \$300,913.89 total in reserves and \$128,589.47 in operating. There are no homes in foreclosure by the HOA and through the work of Chip and the new

accounting company, Oxygen, the number of delinquent homes has been significantly reduced.

The Committee Chairs presented their reports:

ARCHITECTURAL – The quarterly inspection just took place and there will be 64 violation notices going out in the next two weeks or so. The paint matrix on the website has been updated with new paint colors. Please remember to submit alteration requests to arc@rainberryvillas.com. This includes requests to paint or any alterations to roofs, fences, doors, windows, etc.

COMMUNICATION – In the past 12 months, Communications has published 17 email Newsletters or Bulletins to the residents of Rainberry, covering Notices of Changes, Pool Closures, and Events. The distribution list currently has 458 subscribers covering the 301 homes in the Villas. If any resident feels that they are not getting the emails, we request that they notify us of their current email address. They can do this by sending an email to: communications@rainberryvillas.com.

Communications also maintains the community Website at www.rainberryvillas.com. The website is a resource of information intended to be a handbook for living in Rainberry Lake. On it you will find Community News under 'What's New', contact information under 'Who do I contact for...', and links to download HOA documents and forms for property alteration, painting instructions, the HOA Governing Documents, and community Rules and Regulations. There is also information about the community amenities, the lake, docks and entrance security.

Communications also manages numerous databases that the community relies on for the RFID Tag system, the Guards Resident Information database, the Callbox Database, and the security cloud Dropbox Teams used to store and archive HOA records.

LAKE BOARD – The lake is very healthy and the Lake Board is happy with the work being done by the contractor, Solitude. Additionally, the gate is serviced every six months and is in good working order. Bob S. will be retiring from his responsibilities for gate clickers and these responsibilities will be taken over by George Jonson and Joel Frenette. The Lake Board meets the first Monday of every other month at the Pines of Delray South and a presentation by Solitude will take place at a meeting in early 2026. For further information please visit the Lake Board's website, rainberrylakeboard.com.

MAINTENANCE – There are several sinkholes in the neighborhood that are currently being investigated and will be scheduled for repair. Upcoming projects for the new year include replacing the benches in the neighborhood, resurfacing the deck at the north pool with soft-crete, and power washing the community sidewalks.

RECREATION BOARD – End of October financials show \$29,960.68 in operating, \$6,010.55 in reserves; and a line of credit balance of \$43,247.69. New pool furniture has been purchased and should be delivered in December. Upcoming large-scale projects include removing and replacing the Ficus hedge on Lake Ida road and removing and replacing the wood deck at the south pool on the lake.

SECURITY – A yearly reminder to continue to lock your doors and be smart about what is visible in your car through the windows. In past years, we have had reports of car break-ins,

usually late at night with someone trying to open car doors. This has drastically been reduced and I am happy to report there was only one email received in May regarding an incident on NW 18th Street.

As for vehicle parking issues and violations, these have also decreased since last year:

- 9 parking violations placed on cars for parking on the street or grass consistently or overnight.
- 1 vehicle was towed from the "No Parking area" next to the pump station on NW 22nd St just south of NW 14th St.
- 1 violation letter sent for parking a trailer in the driveway.
- 1 violation letter sent for obstructing and parking across the sidewalk.

Please remember to park in a manner that does not block the sidewalk and allow for residents to freely pass. Overall, the community does a good job of parking correctly, although there are a few occasional repeat offenders. We continue to use a sticker which is harder to get off the window of the car, taking a razor blade to remove. As a reminder, you may send emails to Security@rainberryvillas.com for parking related issues within the Villas side of the community. The Rainberry Villas Recreation Area handles any front gate issues and updates for the security guard (Communikey App updates, callbox updates, permanent guest list updates.) Emails received for updates to your guest list at front gate and call box are forwarded to: resident.Info@rainberryvillas.com. This information is also available on the "Who should I contact tab" on the Rainberry Villas website.

LANDSCAPING / SPRINKLERS – The contract with the landscaper has been negotiated and five additional days (for cleaning, trimming, etc.) have been added. Upcoming projects include removing the white-fly ravaged Ficus hedges and replacing them with various other plants including Ixora, Clusia, Croton, and Podacarpus. A second purple martin nesting tower will be installed in addition to seven screech owl boxes.

NEW HOMEOWNERS / TENANTS – This year, there were 15 new rentals and 11 sales. Total sales were \$5.6 million with a median price of \$520,000.00.

Thank you to our Election Supervisors Barbara Gramigni, Joe Caputo, and Jenny Weisdorfer; also thank you to Steve Mazzaschi for volunteering to help out at the meeting.

Joe adjourned the meeting at 8:30 p.m.

Respectfully Submitted – Sara Covington, Secretary