

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
August 19, 2024

Present: Sara Covington, Joe Larocca, Kathy Morris, Jacqui Eisenberg, Chris Seward, Matt Dillman

Absent: Michael Heath, Jeff Maul, Chip Goetz

Joe called the meeting to order at 7:00 p.m.

The minutes for the June 2024 meeting were previously e-mailed to the Board. A Motion was made by Jacqui with a second by Matt to approve the June minutes as distributed. **PASSED.**

The Treasurer's Report for July 2024 was previously e-mailed to the Board. A Motion was made by Joe with a second by Chris to approve the Report. **PASSED.**

TREASURER'S REPORT:

Operating	\$147,137.30
Reserve	\$237,557.60
Petty Cash	\$200.00
Accounts Receivable	\$14,222.59
Total Assets	\$413,173.66
Interest Income	\$555.15 YTD
Late Fees Collected	\$855.00 YTD

July 2024 results show total year expenses \$5,228 (1%) favorable to budget with actual YTD expenses of \$397,209 compared to YTD budget of \$402,437. Year-to-date expenses are \$6,638 favorable to YTD Income which is \$403,847. Interest/Other Income; \$555 favorable. Late fees are \$855 favorable. Accounting fees are on budget. Audit fees are \$1,000 (28.6%) favorable to total year budget after annual audit was performed. Legal expenses have a YTD credit balance of \$345 (110%) favorable to budget. Licenses; \$111 (25%) unfavorable to budget. Communications; \$625 (47%) favorable. Postage; \$726 (96%) favorable. Office Supplies; \$289 (31%) unfavorable. Electricity; \$1,884 (7%) unfavorable. Spraying; \$485 (3%) unfavorable. Insurance/ Casualty/ Liability is \$11,393 (49.5%) unfavorable to total year budget. Landscape Contract; \$38,631 (37%) favorable. Landscape-Other is \$1,290 (36%) unfavorable due to removal of damaged oak with stump grind at 1265 22nd and removal of dead pine and stump grind at 860 22nd Ave and additional tree removals. Pool Maintenance & Supplies; \$4,037 (66%) under budget. Water & Sewer-Pool; \$599 (60%) under budget. Pool Service Contract \$919 (16%) under budget. Maintenance Wages; \$1,005 (17%) favorable. Maintenance Other; \$6,131 (100%) unfavorable. Sprinkler Supplies \$214 (3%) favorable; Sprinkler Contract and Wages; \$2,413 (8%) unfavorable to budget due to a 2023 \$2,400 invoice that was submitted to Gallup in '23 but not paid until '24. Tree Maintenance; \$13,593 (87%) unfavorable-July activity; Special Landscaping-15th St. tree removal, and 5 areca palms removed by Villas pool; Sherlock-1755 22nd black olive removal, 820 22nd pine removal and mid-year trim. Security and Bad Debt; Both \$0 cost incurred and 100% favorable to budget.

CORRESPONDENCE: None.

ARCHITECTURAL: The following PARs were submitted and approved this month: three for fences and one for paint.

COMMUNICATION: An email blast was sent regarding the new accounting firm and forms, procedures, and contact information was updated on the website to reflect same.

LAKE BOARD: The next meeting is this week. The gables on the gate are going to be replaced.

LANDSCAPE: Two trees were removed and will be replaced at different locations. Three pallets of sod were installed throughout the community. Plants and two palms with fungus were removed from around the north pool and will be replaced with low maintenance plants and landscape rocks.

MAINTENANCE: The fire inspection was passed. A leak in the drinking fountain at the pool was repaired, a new pool pump was installed, and lightbulbs on the 14th Street path lights were replaced. A letter was received from the Lake Worth Drainage District regarding the fence at the NW corner of the neighborhood by the canal; a retroactive permit is being obtained for the fence.

RECREATION AREA: There was no July meeting. Oleander was removed from the berm along the Homes side and will be replaced, likely with Clusia. A new electrical panel was installed at the pool and the bathroom renovations is the next big project for the fall.

SECURITY: Two requests to update gate contact information were forwarded to the Recreation Area at Resident.info@rainberryvillas.com. One email with a guard complaint was received and forward to the Recreation Area, who reviewed security footage and determined that the guard followed proper procedure. One parking sticker was placed on a vehicle on NW 22nd Ave.; the issue has been resolved.

SPRINKLERS: A wet check was performed for the entire neighborhood to ensure working sprinkler heads. A main broken by tree roots was repaired and two other mains were rerouted.

TENANTS/HOMEOWNERS: This month there are three new residents and four properties are for sale.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMENTS FROM THE FLOOR: None.

Sara made a motion at 7:25 p.m. to adjourn the meeting, seconded by Chris. **PASSED.**

The next meeting will September 16, 2024, at 7:00 p.m.

Respectfully submitted, Sara Covington, Secretary