

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
August 17, 2026

Present: Joe Larocca, Sara Covington, Chip Goetz, Jacqui Eisenberg, Jeff Maul
Absent: Christin Seward, Kathy Morris, James Fata, Matt Dillman

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

The minutes for the July 2026 meeting were previously e-mailed to the Board. A Motion was made by Joe with a second by Jacqui to approve the July minutes as distributed.
PASSED.

TREASURER'S REPORT:

Operating	\$66,975.83
Reserve	\$323,162.36
Accounts Receivable	\$11,844.75
Total Assets	\$466,748.46
Late Fees YTD	\$835.00

Accounting fees are \$812 unfavorable YTD. Audit fees are on budget. Legal fees are \$3,500 favorable. Communications \$441 favorable. Licenses, Permits and Taxes \$380 unfavorable to budget. Dues, Fees & Licenses \$387 favorable YTD. Office Supplies \$84 favorable. Postage \$127 unfavorable. Bad Debt Expense \$2,333 favorable. Miscellaneous \$2,333 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$2,706 unfavorable to YTD budget. Electricity \$5,342 unfavorable. Water & Sewer; \$107 unfavorable. Pool/Spa Contract \$622 unfavorable. Pool Maintenance and Supplies \$5,622 favorable. Irrigation Contract on budget. Landscape Contract \$6,354 over budget due to start of new contract term and added work scope. Landscape Maintenance is \$6,667 unfavorable. Tree trimming/removal is \$1,833 favorable. Irrigation Repairs and Supplies \$173 unfavorable. Spraying \$673 unfavorable. Maintenance Wages \$206 unfavorable. General Repairs/Maintenance \$1,172 favorable. Security System-Gate \$175 favorable with no cost incurred. Reserve Expense on budget.

CORRESPONDENCE: None.

ARCHITECTURAL: Property alteration requests were submitted and approved for three sets of windows/doors, one fence, one patio, and one backyard/hardscaping. Six more homeowners have cleaned their roofs, bringing the compliance with notices sent to approximately 85%.

COMMUNICATION: One bulletin was circulated advising residents of closure of the front pool to undergo water treatment.

LANDSCAPE/SPRINKLERS: Paving stones were installed around the pumps by the north pool. One diseased palm tree was removed. Joe spoke with the landscapers about several valve boxes that were damaged during mowing. The clock re-wiring project is now complete and the electrical problem has been fixed.

LAKE BOARD: No report.

MAINTENANCE: Shawn has taken over day-to-day operations and Tommy will serve as back-up. Two pool loungers were sent out for a repair. A spare pool chemical feeder, a new table, and a support for the pool filter housing lid were purchased. The sidewalk repair project is complete.

RECREATION AREA: There had not been a Rec area meeting since the last Villas meeting. The Rec area's annual meeting, where the new budget will be approved, is this Wednesday, August 19 at 7:00 p.m. at the front pool.

SECURITY: No report.

TENANTS/HOMEOWNERS: This past month there were two new homeowners and three new tenants. There are ten houses for sale in the Villas.

OLD BUSINESS: None.

NEW BUSINESS: Joe made a Motion to authorize the release of funds, in an amount not to exceed \$45,000.00, from the Villas reserve account to be paid to the Rainberry Lake Recreation Area in accordance with the assessment from the Rainberry Lake Recreation Area to install new Diamond Brite at the front pool and spa. Seconded by Chip. **PASSED.**

COMMENTS FROM THE FLOOR: None.

Sara made a motion to adjourn the meeting, seconded by Chip. **PASSED.** Joe adjourned the meeting at 7:18 p.m.

The next meeting will be on Monday, September 21, 2026, at 7:00 p.m.
Respectfully submitted, Sara Covington, Secretary