

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
December 16, 2024

Present: Sara Covington, Joe Larocca, Chip Goetz, Jeff Maul, Jacqui Eisenberg, Kathy Morris

Absent: Matt Dillman, Chris Seward, Michael Heath

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

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

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

TREASURER'S REPORT:

Operating	\$137,509.52
Reserve	\$248,080.38
Accounts Receivable	\$17,615.74
Total Assets	\$423,858.00
Interest Income	\$555.15 YTD
Late Fees Collected	\$1,400.00 YTD

November 2024 results show total year expenses \$4,956 unfavorable to budget with actual YTD expenses of \$637,356 compared to YTD budget of \$632,401. Year-to-date expenses are \$1,797 unfavorable to YTD Income which is \$635,559. Interest Income; \$555 favorable YTD. Late fees; \$1,400 favorable YTD. Collection Letter Fee; \$275 unfavorable YTD. Miscellaneous Income is \$1,203 favorable. Accounting fees are \$2,207 unfavorable as a result of switching accounting firms. Audit fees are \$1,000 favorable to total year budget after the annual audit was performed. Legal fees have a YTD credit balance of \$345. Communications; \$1033 favorable. Licenses, Permits and Taxes; \$262 unfavorable to budget. Dues, Fees & Licenses; \$687 favorable to YTD. Office Supplies; \$1,166 unfavorable. Postage; \$316 favorable. Bad Debt Expense; no costs incurred-\$3,667 favorable. Miscellaneous; \$2,622 favorable. Lake Governing Board; \$1,458 favorable YTD. Rec Area Governing Board; on budget. Insurance; \$22,661 unfavorable to YTD budget. Electricity; \$987 unfavorable. Water & Sewer; \$877 under budget. Pool/Spa Contract; \$1,064 favorable. Pool Maintenance and Supplies; \$1,799 favorable. Irrigation Contract; \$87 favorable. Landscape Contract; \$49,412 favorable. Landscape Maintenance is \$25,618 unfavorable due to 15th St tree removal, cleaning edges of roundabouts, Villas pool ficus hedge pruning and Arcas removal and September pool landscaping as well as 18th St. entrance bushes. Tree Trimming/Removal; \$4,712 unfavorable due annual tree maintenance as well as 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. Irrigation Repairs and Supplies; \$3,473 unfavorable to budget partially due to a 2023 \$2,400 invoice that was submitted to Gallup in '23 but not paid until '24. Spraying; \$410 favorable. Maintenance Wages; \$1,687 favorable. General Repairs/Maintenance; \$15,820 unfavorable. Security System-Gate; \$275 favorable.

CORRESPONDENCE: None.

ARCHITECTURAL: There was one approval for renovations to an entry alcove, three for paint, and one for a driveway.

COMMUNICATION: A notice was sent out regarding the front pool deck and bathroom renovation project. A 'Notices Calendar' section was added to the website to facilitate downloading meeting agendas.

LANDSCAPE/SPRINKLERS: The main tree trimming will take place in February, but a second trim will be added in late summer to help control the Royal Poinciana trees and Palms along the lake.

LAKE BOARD: The vendor presentation by Solitude will take place on February 10 at 5:30 p.m. at the Pines of Delray North clubhouse. A discussion ensued regarding control of the iguana population and maintenance of trees with coconuts. The installation of the purple martin house has been delayed and will take place in January.

MAINTENANCE: A new pool heater was installed and the pool storeroom was organized and unnecessary items were discarded. Two failed street lights were reported to FPL and the City of Delray installed a fence around the sewage uplift station on NW 22nd Ave. A raised collar was installed on the drainage basin next to the walking path near the north pool.

RECREATION AREA: The next Recreation Area Board meeting is this Wednesday at 7:00 p.m.

SECURITY: A complaint was received and an email was sent to a homeowner on NW 15th Place regarding a car on jack stands in the road. A notice is being drafted to send to a homeowner with a truck parked in a driveway that blocks the sidewalk. An email regarding a front gate issue was forwarded to security for the Recreation Area.

TENANTS/HOMEOWNERS: There are four new residents this month, three properties are for sale, and three properties are for rent.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMENTS FROM THE FLOOR: None.

Sara made a motion at 8:00 p.m. to adjourn the meeting, seconded by Jeff. **PASSED.**

The next meeting will be on Monday, January 20, 2025, at 7:00 p.m.
Respectfully submitted, Sara Covington, Secretary