

**THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION**  
**BOARD of DIRECTORS MEETING**  
**December 15, 2025**

**Present:** Joe Larocca, Sara Covington, Chip Goetz, Jeff Maul, Matt Dillman, Kathy Morris

**Absent:** Christin Seward, Jacqui Eisenberg, James Fata

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

The minutes for the October 2025 meeting were previously e-mailed to the Board. A Motion was made by Joe with a second by Matt to approve the October minutes as distributed. **PASSED.** The minutes for the December Officer meeting were previously e-mailed to the Board. A Motion was made by Sara with a second by Chip to approve the Officer meeting minutes as distributed. **PASSED.**

**TREASURER'S REPORT:**

Operating	\$123,965.35
Reserve	\$304,435.50
Accounts Receivable	\$7,962.74
Total Assets	\$454,697.96
Late Fees Collected	\$930.00 YTD

November expenses \$9,988 unfavorable to budget with actual YTD expenses of \$672,188 compared to YTD budget of \$662,200. Year-to-date expenses are \$5,247 unfavorable to YTD Income which is \$666,941. Screening Fees \$1,440 favorable. Late fees \$930 favorable YTD. Collection letter fees \$450 favorable. Miscellaneous Income is 1,922 favorable. Accounting fees are \$3,592 favorable. Audit fees \$2,208 favorable. Legal fees are \$5,500 favorable. Communications \$727 favorable. Licenses, Permits and Taxes \$403 unfavorable to budget. Dues, Fees & Licenses \$601 favorable. Office Supplies \$320 unfavorable. Postage \$588 favorable. Bad Debt Expense \$3,666 favorable. Miscellaneous \$3,352 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$3,009 unfavorable. Electricity \$4,917 unfavorable. Water & Sewer; \$1,799 unfavorable due to Delray failing to issue bill. Issue has been addressed. Pool/Spa Contract \$1,283 unfavorable. Pool Maintenance and Supplies \$6,976 favorable. Irrigation Contract on budget. Landscape Contract \$2,008 over budget due to start of new contract term. Landscape Maintenance is \$9,834 unfavorable. Tree trimming/removal is \$1,932 favorable. Irrigation Repairs and Supplies \$1,613 favorable. Spraying \$3,381 unfavorable. Maintenance Wages \$357 favorable. General Repairs/Maintenance \$14,423 unfavorable due to pool roof replacement, painting of pool house and painting of pool coping. Security System-Gate \$275 favorable with no cost incurred. Reserve Expense on budget.

**CORRESPONDENCE:** None.

**ARCHITECTURAL:** Most of the 61 notice letters have been mailed out and there have been responses from several homeowners. Property alteration requests were received and approved for three exterior paint, one fence, two driveways, and one patio/courtyard.

**COMMUNICATION:** A newsletter was published in November that included a Thanksgiving greeting, a brief report on the annual meeting, pool furniture giveaway, procedures for large gatherings, AltaOpen issues, and procedures for large deliveries. A newsletter was published in December that included holiday greetings, the new pool furniture, the HOA fee increase, reminders about tailgating, fireworks, and vegetation, as well as several members' comments. A bulletin was published announcing a Toy Drive and a holiday block party on the Homes side.

**LANDSCAPE/SPRINKLERS:** In January, new plants will be installed throughout the neighborhood in the areas where the Ficus plants were removed. The new spraying contract has been finalized for 2026.

**LAKE BOARD:** No report, as there has not been a Lake Board meeting since the last Villas meeting.

**MAINTENANCE:** Four sinkholes in the community have been repaired. Painting of the pool house, fence, and pool coping is now complete. A new pool clock, throw rings, wash down hose, and thermostat and spout for the water fountain have been procured. Repairs were made to the pool fence and path post lights, and larger bulbs were installed.

**RECREATION AREA:** October financials show \$26,960.68 in Operating, \$6,010.55 in Reserves, and a line of credit balance of \$43,247.69. We are approximately \$10,000.00 under budget for the year (even with the purchase of new pool furniture). A \$405.00 deposit for RFIDs was made in October and there will be one more deposit before the end of the year. The guards have now had RFID tags installed on their vehicles.

**SECURITY:** One violation notice was placed on an SUV parking on the street overnight on NW 14<sup>th</sup> Street. The vehicle has since been moved into the driveway. The Board spoke with a resident whose guest was speeding through the neighborhood and threatened to run over a resident.

**TENANTS/HOMEOWNERS:** There is one new tenant this month and one property sold.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**COMMENTS FROM THE FLOOR:** None.

Sara made a motion to adjourn the meeting, seconded by Chip. **PASSED.** Joe adjourned the meeting at 7:22 p.m.

The next meeting will be on Monday, January 19, 2026, at 7:00 p.m.  
Respectfully submitted, Sara Covington, Secretary