

**THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION**  
**BOARD of DIRECTORS MEETING**  
**February 17, 2025**

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

**Absent:** Michael Heath

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

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

**TREASURER'S REPORT:**

Operating	\$119,596.15
Reserve	\$276,626.72
Accounts Receivable	\$18,014.01
Total Assets	\$456,858.22
Late Fees Collected	\$10.00 YTD

January 2025 results show total year expenses \$9,514 favorable to budget with actual YTD expenses of \$50,686 compared to YTD budget of \$60,200. YTD expenses are \$10,097 favorable to YTD income which is \$60,783. Interest income \$ YTD. Late fees \$10 favorable YTD. Collection letter late fees \$0 YTD. Miscellaneous income is \$573 favorable. Accounting fees are \$327 favorable. Audit fees \$292 favorable. Legal fees are \$500 favorable. Communications \$66 favorable. Licenses, permits, taxes \$26 favorable. Dues, fees, licenses \$62 favorable. Office supplies \$91 unfavorable. Postage \$97 favorable. Bad debt expense \$333 favorable. Miscellaneous \$333 favorable. Lake Governing Board \$917 favorable. Rec Area Governing Board on budget. Insurance \$717 favorable. Electricity \$1,023 unfavorable. Water & Sewer \$7 unfavorable. Pool/Spa contract \$25 favorable. Pool maintenance and supplies \$875 favorable. Irrigation contract on budget. Landscape contract \$5 unfavorable. Landscape maintenance \$958 favorable. Irrigation repairs and supplies \$953 favorable. Spraying \$346 unfavorable. Maintenance wages \$171 favorable. General repairs/maintenance \$1,392 favorable. Security system gate \$25 favorable. Reserve expense on budget.

**CORRESPONDENCE:** None.

**ARCHITECTURAL:** PARs were received and approved for one patio, one roof solar panels, three roofs, two exterior paints, and one garage door. The annual inspection will take place soon.

**COMMUNICATION:** A newsletter was published in January and included items on the callbox app, the pool refurbishing project, board assignments, HOA monthly fee, Lake Presentation, Purple Martin house, and Amazon truck/trailer deliveries. Two bulletins were sent regarding the Lake Presentation and a notice of tree trimming. To comply with new

Florida statutes, a secure, password-protected area was added to the website to house numerous HOA documents.

**LANDSCAPE/SPRINKLERS:** Cul-de-sac refurbishments were completed on NW 17<sup>th</sup> St. and NW 18<sup>th</sup> St. The annual tree trimming is scheduled to take place next week. An extra two days have been added for additional upkeep of the foliage along Davis Rd.

**LAKE BOARD:** The Lake Presentation by Solitude has approximately 25 attendees. A discussion ensued regarding D&O insurance for members of the HOA board versus Lake board. A review of docks was completed and the Lake Board will provide to the respective HOAs the information on notices for upkeep that need to be sent to homeowners.

**MAINTENANCE:** Two path light heads were rebuilt and the light on the 10<sup>th</sup> St. pump house was replaced. An area of the pool storeroom was cleaned out to allow the cleaning staff to stow tools and supplies.

**RECREATION AREA:** As of January 2025, there was \$15,307.09 in the operating account, \$5,888.07 in reserves, and the line of credit had a balance of \$61,917.69. As the supplier has increased the cost of RFID tags, the new price for RFID tags will be \$20 for cars and \$25 for clear headlights and motorcycles.

**SECURITY:** In January two notices were sent regarding parking across sidewalks. There were also two requests that were forwarded to the Rec Board. And in February, an e-mail was received for a car parking at the pump station on NW 22nd Ave. near 14th St. A parking violation sticker was placed on the car and it was moved, this issue has been resolved. On a separate occasion, a car was parked at the pump station when the City Water Department arrived to perform maintenance. The City had the car towed.

**TENANTS/HOMEOWNERS:** In January there were three new owners, one pending sale, and one new tenant. There are currently two properties listed for sale and two for rent.

**OLD BUSINESS:** A discussion ensued about various possible ways to address vehicles speeding near the intersection of NW 21<sup>st</sup> Way and NW 22<sup>nd</sup> Ave. as well as the constraints presented by City traffic engineering rules.

**NEW BUSINESS:** None.

**COMMENTS FROM THE FLOOR:** None.

Joe made a motion at 7:45 p.m. to adjourn the meeting, seconded by Sara. **PASSED.**

The next meeting will be on Monday, March 17, 2025, at 7:00 p.m.  
Respectfully submitted, Sara Covington, Secretary