

**THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION**  
**BOARD of DIRECTORS MEETING**  
**January 19, 2026**

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

**Absent:** Christin Seward, Matt Dillman, James Fata

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

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

**TREASURER'S REPORT:**

Operating	\$125,357.31
Reserve	\$307,948.79
Accounts Receivable	\$6,296.00
Total Assets	\$452,102.03
Late Fees Collected	\$1,000.00 YTD

December expenses \$11,521 unfavorable to budget with actual YTD expenses of \$733,921 compared to YTD budget of \$772,400. Year-to-date expenses are \$6,710 unfavorable to YTD Income which is \$727,212. Screening Fees \$1,440 favorable. Late fees \$1,000 favorable. Collection letter fees \$450 favorable. Miscellaneous Income \$1,922 favorable. Accounting fees \$3,919 favorable. Audit fees \$200 unfavorable. Legal fees \$6,000 favorable. Communications \$790 favorable. Licenses, Permits and Taxes \$377 unfavorable to budget. Dues, Fees & Licenses \$664 favorable. Office Supplies \$384 unfavorable. Postage \$691 favorable. Bad Debt Expense \$4,000 favorable. Miscellaneous \$3,685 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$3,676 unfavorable. Electricity \$5,606 unfavorable. Water & Sewer \$1,775 unfavorable due to Delray failing to issue bill. Issue has been addressed. Pool/Spa Contract \$1,414 unfavorable. Pool Maintenance and Supplies \$7,383 favorable. Irrigation Contract on budget. Landscape Contract \$3,961 over budget due to start of new contract term. Landscape Maintenance is \$8,876 unfavorable due to extra projects being added. Tree trimming/removal is \$3,130 favorable. Irrigation Repairs and Supplies \$2,947 favorable. Spraying \$3,465 unfavorable. Maintenance Wages \$338 favorable. General Repairs/Maintenance \$15,635 unfavorable due to pool roof replacement, painting of pool house and painting of pool coping. Security System-Gate \$300 favorable with no cost incurred. Reserve Expense on budget.

**CORRESPONDENCE:** None.

**ARCHITECTURAL:** Property alteration requests were approved for three windows, one driveway, one fence, and three exterior paint. A discussion ensued regarding newly painted houses that had not yet painted their trim and the enforcement of same.

**COMMUNICATION:** A bulletin will be published advising residents that the callbox must not be used to admit large trucks, RVs, or vehicles pulling trailers. Residents will be charged for gate damages.

**LANDSCAPE/SPRINKLERS:** The yearly spraying contract was paid. There is still no date scheduled for the replacement plants around the lift station, electrical boxes, and bordering the north pool. Three sprinkler mains failed and required major repairs, resulting in Bob being approximately three weeks behind on other maintenance requests.

**LAKE BOARD:** The annual presentation by Solitude will take place on March 2 at 6:45 p.m. at the Pines of Delray North. The gate has been stuck in the open position and while trouble shooting is occurring, the Board is investigating options to replace the gate. A discussion ensued regarding using OpenPath or a similar type system for the gate.

**MAINTENANCE:** Tommy is on leave and Shawn is filling in for him. Repairs or replacements were made to the pool drinking fountain, various path lights, the bathroom faucets, and pool loungers. There have been complaints about the pool temperature but the monitors show the temperature is consistently within the levels recommended by the Health Department and other authoritative entities (78 to 84 degrees). Note that when the outside temperature falls below 60 degrees, the heaters may not be able to maintain the temperature.

**RECREATION AREA:** November financials show \$18,000.89 in Operating, \$6,019.77 in Reserves, and a line of credit balance of \$41,380.69. Thank you to the residents that helped install holiday decorations at the entrance – Joe LaRocca, Shawn Heffernan, Joe Buttigieg, and Jeff Maul. One guard has left (Stephanie), and was replaced with a guard that we had a few years ago (Xavier).

**SECURITY:** No report.

**TENANTS/HOMEOWNERS:** There are no new owners or tenants this month. Six properties are for sale and one is for rent.

**OLD BUSINESS:** None.

**NEW BUSINESS:** Joe introduced a proposed resolution regarding a document retention and access policy to comply with Florida Statutes §720.304. A copy of the resolution is attached. A motion was made by Joe with a second by Chip to adopt the resolution. **PASSED.**

**COMMENTS FROM THE FLOOR:** None.

Sara made a motion to adjourn the meeting, seconded by Jeff. **PASSED.** Joe adjourned the meeting at 7:41 p.m.

The next meeting will be on Monday, February 16, 2026, at 7:00 p.m.  
Respectfully submitted, Sara Covington, Secretary

RESOLVED, that it is the policy of Villas of Rainberry Homeowner's Association, Inc., ("Association"), that the official records of the Association as defined by Florida Statute § 720.303(4)(a), as now in effect or as amended in the future, shall be retained for the period of time as required by the Florida Statutes as now in effect or as amended in the future.

BE IT FURTHER RESOLVED, that the Association shall post on its website in electronic format that can be downloaded on a mobile device by members of the Association, all records as required by Florida Statute § 720.303(4)(b) as now in effect or as amended in the future, behind a password protected secure area of the Association's website, (Rainberryvillas.com). The Association will provide the user name and password to a member of the Association upon electronic or written request delivered by the member to an officer of the Association. All other e-records shall be made available to a member of the Association upon written request by the member and be provided according to Florida Statute for a request for Official Records.