

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
July 21, 2025

Present: Joe Larocca, Chip Goetz, Sara Covington, Christin Seward, Jacqui Eisenberg, Matt Dillman

Absent: Michael Heath, Jeff Maul, Kathy Morris

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

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

TREASURER'S REPORT:

Operating	\$94,699.90
Reserve	\$286,863.00
Accounts Receivable	\$8,058.00
Total Assets	\$457,206.61
Late Fees Collected	\$440.00 YTD

June 2025 results show total year expenses \$5,079 favorable to budget with actual YTD expenses of \$356,121 compared to YTD budget of \$361,200. Year-to-date expenses are \$6,807 favorable to Income which is \$362,928. Screening Fees \$390 favorable. Late fees \$440 favorable. Collection letter fees \$325 favorable. Miscellaneous Income is \$573 favorable. Accounting fees are \$1,959 favorable. Audit fees \$1,750 favorable. Legal fees are \$3,000 favorable. Communications \$396 favorable. Licenses, Permits and Taxes \$381 unfavorable. Dues, Fees & Licenses \$289 favorable. Office Supplies \$10 unfavorable. Postage \$473 favorable. Bad Debt Expense \$2,000 favorable. Miscellaneous \$2,000 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$325 favorable. Electricity \$4,114 unfavorable. Water & Sewer \$408 favorable. Pool/Spa Contract \$629 unfavorable. Pool Maintenance and Supplies \$4,577 favorable. Irrigation Contract on budget. Landscape Contract \$33 over budget. Landscape Maintenance is \$13,876 unfavorable. Tree trimming/removal is \$2,610 favorable. Irrigation Repairs and Supplies \$2,105 favorable. Spraying \$2,360 unfavorable. Maintenance Wages \$454 favorable. General Repairs/Maintenance \$3,984 favorable. Security System-Gate \$150 favorable with no cost incurred. Reserve Expense on budget.

CORRESPONDENCE: Michael Heath sent a letter, tendering his resignation from the Villas Board.

ARCHITECTURAL: Property alteration requests were submitted and approved for two driveways, one patio, and one set of windows. It was reported that the City of Delray has a new online e-permitting system and that the Building Department has become extra vigilant in enforcing permitting rules.

COMMUNICATION: A bulletin was circulated requesting volunteers to fill positions on the Villas Board and Committees. The matrix for approved house colors was updated and posted to the website.

LANDSCAPE/SPRINKLERS: Two palm trees were removed from NW 21st Way. The Board representative will be meeting with the landscaping contractor to renew the contract and to increase the amount of time spent doing work in the neighborhood.

LAKE BOARD: It was reported that Bob S. from the Homes side is transitioning out of his position assisting with lake gate remotes and that George Jonson will be taking over.

MAINTENANCE: The pool was treated for seasonal algae and the gate latch was repaired. The Health Department implemented new pool sign rules, so new signs will be procured. The roof permit for the pool house is in the final stage of processing. An email will be circulated when the pool has to close for a few days for the roof installation.

RECREATION AREA: June financials show \$18,126.12 in Operating, \$5,961.44 in Reserves, and a line of credit balance of \$50,715.69. The Ficus hedges have been removed from around the parking lots and consideration is being given as to what will be installed in its place.

SECURITY: A discussion was held regarding the new Florida HOA Statute and what types of vehicles are permitted to be parked overnight in the neighborhood.

TENANTS/HOMEOWNERS: This month there are four properties for sale and three for rent.

OLD BUSINESS: None.

NEW BUSINESS: A motion was made by Joe and seconded by Sara to appoint James Fata to the Villas Board. **PASSED.**

COMMENTS FROM THE FLOOR:

Matt made a motion to adjourn the meeting, seconded by Chip. **PASSED.** Joe adjourned the meeting at 7:20 p.m.

The next meeting will be on Monday, August 18, 2025, at 7:00 p.m.

Respectfully submitted, Sara Covington, Secretary