

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
June 16, 2025

Present: Joe Larocca, Chip Goetz, Kathy Morris, Sara Covington, Christin Seward, Jacqui Eisenberg

Absent: Michael Heath, Matt Dillman, Jeff Maul

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

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

TREASURER'S REPORT:

Operating	\$86,254.23
Reserve	\$276,107.40
Accounts Receivable	\$6,851.00
Total Assets	\$446,712.98
Late Fees Collected	\$340.00 YTD

May 2025 results show total year expenses \$2,798 favorable to budget with actual YTD expenses of \$298,201 compared to YTD budget of \$301,000. Year-to-date expenses are \$4,237 favorable to YTD Income which is \$302,438. Screening Fees \$200 favorable. Late fees \$340 favorable YTD. Collection letter fees \$325 favorable. Miscellaneous Income is \$573 favorable. Accounting fees are \$1,633 favorable YTD. Audit fees \$1,458 favorable. Legal fees are \$2,500 favorable. Communications \$330 favorable. Licenses, Permits and Taxes \$345 unfavorable to budget. Dues, Fees & Licenses \$226 favorable to YTD. Office Supplies \$52 unfavorable. Postage \$390 favorable. Bad Debt Expense \$1,667 favorable. Miscellaneous \$1,667 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$992 favorable to YTD budget. Electricity \$3,466 unfavorable. Water & Sewer \$306 favorable. Pool/Spa Contract \$498 unfavorable. Pool Maintenance and Supplies \$3,913 favorable. Irrigation Contract \$82 unfavorable. Landscape Contract \$27 over budget. Landscape Maintenance is \$13,657 unfavorable. Tree trimming/removal is \$1,492 favorable. Irrigation Repairs and Supplies \$3,788 favorable. Spraying \$2,263 unfavorable. Maintenance Wages \$473 favorable. General Repairs/Maintenance \$2229 favorable. Security System-Gate \$125 favorable with no cost incurred. Reserve Expense on budget.

CORRESPONDENCE: An email regarding entrance gate procedures was forwarded to the Recreation Area Board.

ARCHITECTURAL: Alteration requests were received and approved for three driveways, two exterior paintings, one set of windows, and one roof. Notices generated from the most recent inspection should go out this week.

COMMUNICATION: No report.

LANDSCAPE/SPRINKLERS: An old Ficus hedge was removed on NW 16th Street and will be replaced with Clusia; the homeowner will be installing new sod. Three sick/dead palms along the lake were removed. The quarterly hedge trim will be this month. Considerable sprinkler work and underbrush removal were performed at a home on NW 21st Way.

LAKE BOARD: The lake is healthy and there were not gate issues this month. Insurance coverage inquiries for the Lake Board members were resolved for the Villas and Pines, but the Homes is still investigating. The Board has a few leads on possible vendors for future gate upgrades. The Homes have no guidelines in their governing documents regarding docks, but the Lake Board will advise that new docks should be built in keeping with existing docks.

MAINTENANCE: The new roof permit for the north pool building has been applied for. A Board member met with a paving company regarding installation of a speed bump or table near the intersection of NW 22nd Ave. and NW 21st Way. Further inquiries will be made regarding possible placement in light of limitations on location.

RECREATION AREA: No report as there was no meeting in May. There is a meeting this Wednesday and two new Homes' representatives will be appointed to the Board.

SECURITY: The Board has renewed its agreement with Big City Tow. Seven parking violations were issued in the last month. An email was received May 24th regarding a suspicious person caught on video walking through a homeowner's side yard early in the morning. There was an associated report of an unlocked vehicle that was broken into nearby. The police were notified, no other reports were received.

TENANTS/HOMEOWNERS: This month there are three properties for sale, five new tenants, and one new owner.

OLD BUSINESS: None.

NEW BUSINESS: A motion was made by Joe and seconded by Jacqui that the four Recreation Area representatives (Joe, Jeff, Christin, and Sara) may act as proxy for the Villas or Rainberry Homeowners Association at the annual meeting of the Recreation Area to be held in August. **PASSED.**

COMMENTS FROM THE FLOOR:

Joe made a motion to adjourn the meeting, seconded by Kathy. **PASSED.** Joe adjourned the meeting at 7:21 p.m.

The next meeting will be on Monday, July 21, 2025, at 7:00 p.m.
Respectfully submitted, Sara Covington, Secretary