

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
June 15, 2026

Present: Joe Larocca, Sara Covington, Chip Goetz, Kathy Morris, Jacqui Eisenberg, James Fata

Absent: Christin Seward, Jeff Maul, Matt Dillman

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

The minutes for the May 2026 meeting were previously e-mailed to the Board. A Motion was made by Joe with a second by Jacqui to approve the May minutes as distributed.
PASSED.

TREASURER'S REPORT:

Operating	\$68,428.88
Reserve	\$316,098.65
Accounts Receivable	\$9,357.00
Total Assets	\$480,398.01
Late Fees YTD	\$405.00

May expenses are \$4,004 favorable to budget with actual expenses of \$59,206 compared to budget of \$63,210. Year-to-date expenses of \$316,342 are \$292 unfavorable to the YTD budget of \$316,050. Accounting fees are \$580 favorable YTD. Audit fees are on budget. Legal fees are \$2,500 favorable. Communications \$315 favorable. Licenses, Permits and Taxes \$481 unfavorable to budget. Dues, Fees & Licenses \$312 favorable YTD. Office Supplies \$99 favorable. Postage \$272 unfavorable. Bad Debt Expense \$1,667 favorable. Miscellaneous \$1,667 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$1,391 unfavorable to YTD budget. Electricity \$3,896 unfavorable. Water & Sewer \$209 unfavorable. Pool/Spa Contract \$444 unfavorable. Pool Maintenance and Supplies \$4,142 favorable. Irrigation Contract on budget. Landscape Contract \$4,539 over budget due to start of new contract term and added work scope. Landscape Maintenance is \$3,899 unfavorable. Tree trimming/removal is \$2,192 favorable. Irrigation Repairs and Supplies \$1,574 unfavorable. Spraying \$481 unfavorable. Maintenance Wages \$53 favorable. General Repairs/Maintenance \$3,243 favorable. Security System-Gate \$125 favorable with no cost incurred. Reserve Expense on budget.

CORRESPONDENCE: None.

ARCHITECTURAL: The quarterly inspection is complete and notices will go out soon; there were fewer violations compared to the previous quarter. Alteration requests were submitted and approved for two window/door, one generator, one screen enclosure, one fence, and three exterior paint.

COMMUNICATION: A newsletter was circulated regarding the front pool being closed for maintenance. A notice will soon go out about an Independence Day celebration.

LANDSCAPE/SPRINKLERS: Areas around the back pool were trimmed back, rocks were installed around the pumps, and plants will be added to the perimeter in the future. A sprinkler main under the back pool deck broke and had to be rerouted.

LAKE BOARD: The gate renovation and distribution/swap of gate remotes is now complete. ATI will not service an OpenPath-type amenity for the gate, as there is no platform for their required equipment, so other options are being explored.

MAINTENANCE: The Board is investigating new more efficient bulbs and/or tops for path lights as well as cleaning and/or repairing current lights.

RECREATION AREA: April financials show \$8,726.47 in Operating, \$6,064.06 in Reserves, and a line of credit balance of \$32,045.69. \$430.00 was deposited for RFID sales. The Board is obtaining bids for several large-scale projects, after which a decision will be made regarding which projects to prioritize. These projects include re-surfacing the tennis courts, softcreting the pool deck, installing new monument signs, and replacing the Ficus hedge and fence along Lake Ida Road.

SECURITY: No report.

TENANTS/HOMEOWNERS: For May/June there are six new homeowners and six properties for sale.

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 7:15 p.m.

The next meeting will be on Monday, July 20, 2026, at 7:00 p.m.
Respectfully submitted, Sara Covington, Secretary