

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

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

Absent: Michael Heath, Kathy Morris

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

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

TREASURER'S REPORT:

Operating	\$77,442.31
Reserve	\$280,114.86
Accounts Receivable	\$15,244.01
Total Assets	\$477,240.87
Late Fees Collected	\$195.00 YTD

February 2025 results show total year expenses \$5,075 favorable to budget with actual YTD expenses of \$115,325 compared to YTD budget of \$120,400. Year-to-date expenses are \$5,843 favorable to YTD Income which is \$121,168. Interest Income \$0 YTD. Late fees \$195 favorable YTD. Miscellaneous Income is \$573 favorable. Accounting fees are \$653 favorable YTD. Audit fees \$583 favorable. Legal fees are \$1000 favorable. Communications \$132 favorable. Licenses, Permits and Taxes \$52 favorable to budget. Dues, Fees & Licenses \$125 favorable to YTD. Office Supplies \$55 unfavorable. Postage \$125 favorable. Bad Debt Expense \$667 favorable. Miscellaneous \$667 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$1,433 favorable to YTD budget. Electricity \$2,120 unfavorable. Water & Sewer \$70 favorable. Pool/Spa Contract \$106 unfavorable. Pool Maintenance and Supplies \$1,587 favorable. Irrigation Contract on budget. Landscape Contract \$11 over budget. Landscape Maintenance is \$3,382 unfavorable. Irrigation Repairs and Supplies \$1,674 favorable. Spraying \$430 unfavorable. Maintenance Wages \$341 favorable. General Repairs/ Maintenance \$2,109 favorable. Security System-Gate \$50 favorable with no cost incurred. Reserve Expense on budget No properties in foreclosure.

CORRESPONDENCE: None.

ARCHITECTURAL: PARs were received and approved for two fences, one garage door, two exterior paints, one driveway, and one windows/doors.

COMMUNICATION: Nothing to report.

LANDSCAPE/SPRINKLERS: Community hurricane tree thinning took place February 24th to 27th. Landscapers will be clearing out around the base of the Ficus hedge to help facilitate better pest control. Three monthly grass cuttings will begin in April. A motor was replaced in

a pump house. Two older motors were determined to be non-salvageable and were discarded.

LAKE BOARD: Nothing to report

MAINTENANCE: A new sling was installed on a pool chair.

RECREATION AREA: As of March 2025, there was \$26,698.48 in the operating account, \$5,900.57 in reserves, and the line of credit had a balance of \$60,050.69. A \$400 deposit was made for RFID tags. A letter was received from an attorney retained by the Homes' side board, requesting Recreation Area corporate documents. The documents were provided at an inspection at the Recreation Area's attorney's office. Additionally, a member of the Homes' board went in person to Oxygen Accounting, requesting information regarding the Recreation Area's accounting. The Recreation Area's attorney addressed this impropriety with the Homes' side attorney.

SECURITY: The vehicle previously towed from in front of the lift station has been parked in the street on NW 16th Street. A notice was placed on the vehicle and it is now parked in the guard's lot.

TENANTS/HOMEOWNERS: Since January 1st, there have been five sales and one new tenant. There is currently one property for sale.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMENTS FROM THE FLOOR: A resident consulted with the city about installing a speed bump near the intersection of NW 22nd Ave. and NW 21st Way and was informed that a traffic calming study would not be required for such a project. The Board will obtain a rough estimate from a known contractor to plan, permit, and install a speed bump and any necessary signage.

Sara made a motion to adjourn the meeting, seconded by Chris. **PASSED.** Joe adjourned the meeting at 7:32 p.m.

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