

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
May 19, 2025

Present: Joe Larocca, Chip Goetz, Kathy Morris, Matt Dillman, Jeff Maul

Absent: Michael Heath, Sara Covington, Christin Seward, Jacqui Eisenberg

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

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

TREASURER'S REPORT:

Operating	\$70,606.09
Reserve	\$287,083.46
Accounts Receivable	\$8,625.00
Total Assets	\$452,484.36
Late Fees Collected	\$350.00 YTD

April 2025 results show total year expenses \$1,578 favorable to budget with actual YTD expenses of \$239,222 compared to YTD budget of \$240,800. Year-to-date expenses are \$2,776 favorable to YTD Income which is \$241,998. Interest Income \$0 YTD. Late fees \$350 favorable YTD. Collection letter fees \$275 favorable. Miscellaneous Income is \$573 favorable. Accounting fees are \$1,306 favorable YTD. Audit fees \$1,167 favorable. Legal fees are \$2,000 favorable. Communications \$264 favorable. Licenses, Permits and Taxes \$371 unfavorable to budget. Dues, Fees & Licenses \$164 favorable to YTD. Office Supplies \$7 unfavorable. Postage \$293 favorable. Bad Debt Expense \$1,333 favorable. Miscellaneous \$1,333 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$1,659 favorable to YTD budget. Electricity \$3,053 unfavorable. Water & Sewer \$283 favorable. Pool/Spa Contract: \$367 unfavorable. Pool Maintenance and Supplies \$3,195 favorable. Irrigation Contract on budget. Landscape Contract \$22 over budget. Landscape Maintenance is \$11,705 unfavorable. Tree trimming/removal is \$2,073 favorable. Irrigation Repairs and Supplies \$2,989 favorable. Spraying \$2,179 unfavorable. Maintenance Wages \$493 favorable. General Repairs/Maintenance \$629 favorable. Security System-Gate \$100 favorable with no cost incurred. Reserve Expense on budget.

CORRESPONDENCE: None.

ARCHITECTURAL: Property alteration requests were submitted and approved for two fences, one garage door, and one driveway. The quarterly inspection took place and notices are being sent out regarding forty-two separate violations.

COMMUNICATION: A newsletter was circulated and included articles regarding property alterations impacting sprinklers, not calling the guard for visitors, welcome to the new Homes' board, help wanted, trash handling, no passing in the streets, and upcoming projects.

LANDSCAPE/SPRINKLERS: The cul-de-sac projects with new rock beds and plants on 15th Place and 18th Street are now complete. The Board completed the removal of vegetation required by City of Delray at 905 NW 21st Way near the water meter. We have moved to the

summertime schedule of three monthly cuts. The next project will be installing new sod in several areas throughout the community. Two sprinkler mains were replaced, as well as various heads and valves. A neighborhood wet-check was completed.

LAKE BOARD: A current concern this month for the Lake Board is Homes' side new homeowners installing floating docks, which are not permitted, and speeding by boats on the lake. The homeowner was informed of the speed limit; and the Lake Board contacted the new Homes Board, which seems to be receptive to assisting in addressing these problems. Additionally, issues with the full receiver and more remotes for gate access will be rectified soon.

MAINTENANCE: The Board is researching replacing the cement benches in the common areas and is scheduling the pool house roof replacement and painting (see New Business). Repairs or replacements were made to a pool lounge sling, a valve on the pool water line, and a pool chemical barrel. Additional barrels were procured. The pool deck was power washed.

RECREATION AREA: No report, there was no meeting in April.

SECURITY: There was one email regarding front gate visitors which was forwarded and handled by the Recreation Area representative.

TENANTS/HOMEOWNERS: This month there is one new tenant and one closing took place. There are two houses for sale.

OLD BUSINESS: None.

NEW BUSINESS: The Board procured three bids for a new roof at the north pool house. A discussion ensued regarding the bids. The pool will have to be closed for one day for hot mopping tar. Joe made a motion to accept the Elite Roofing bid of \$14,285.00, Jeff seconded the motion. All were in favor and the motion **PASSED**.

COMMENTS FROM THE FLOOR: A discussion ensued about the community irrigation system, areas without irrigation, and the timeframe for installation of new irrigation and sod.

Joe made a motion to adjourn the meeting, seconded by Kathy. **PASSED**. Joe adjourned the meeting at 7:25 p.m.

The next meeting will be on Monday, June 16, 2025, at 7:00 p.m.
Respectfully submitted, Sara Covington, Secretary