

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
May 18, 2026

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

Absent: Christin Seward, Jeff Maul

Joe called the meeting to order at 7:05 p.m.

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

TREASURER'S REPORT:

Operating	\$58,754.59
Reserve	\$312,581.60
Accounts Receivable	\$7,214.00
Total Assets	\$475,937.65
Late Fees YTD	\$235.00

April expenses are \$2,718 unfavorable to budget with actual expenses of \$65,928 compared to budget of \$63,210. Year-to-date expenses of \$257,136 unfavorable to the YTD budget of \$252,840. Accounting fees are \$464 favorable YTD. Audit fees are on budget. Legal fees are \$2,000 favorable. Communications \$252 favorable. Licenses, Permits and Taxes \$18 favorable to budget. Dues, Fees & Licenses \$250 favorable to YTD. Office Supplies \$69 unfavorable. Postage \$367 unfavorable. Bad Debt Expense \$1,333 favorable. Miscellaneous \$1,333 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$734 unfavorable to YTD budget. Electricity \$3,296 unfavorable. Water & Sewer \$78 favorable. Pool/Spa Contract: \$355 unfavorable. Pool Maintenance and Supplies \$3,288 favorable. Irrigation Contract on budget. Landscape Contract \$3,631 over budget due to start of new contract term and added work scope. Landscape Maintenance is \$4,858 unfavorable. Tree trimming/removal is \$1,073 favorable. Irrigation Repairs and Supplies \$1,916 unfavorable. Spraying \$385 unfavorable. Maintenance Wages \$117 unfavorable. General Repairs/Maintenance \$1,104. Security System-Gate \$100 favorable with no cost incurred. Reserve Expense on budget. The Total Reserves are \$312,582 Reserve \$30,525, ICS Reserves \$101,004 and CD 3682 \$181,053 for 5 months on 2/28/26 at a rate of 3.78%. Operating Account balance is \$58,555 and Petty Cash of \$200. Prepaid Expenses are \$45,410 and Prepaid Insurance is \$51,977 with Total Operating Assets of \$163,356. No properties in foreclosure.

CORRESPONDENCE: One complaint was received regarding dogs barking excessively.

ARCHITECTURAL: Many roofs have been cleaned and are up to standards while a few are still being worked through; driveways are in good condition and up to standards minus a few recently completed jobs and some expected to be fixed; mailboxes in good condition and up to standards. There were two requests submitted and approved for exterior paint.

COMMUNICATION: Three separate announcements were sent out regarding an update on the boat gate, a presentation by the City of Delray Mayor, and an Italian night and a Homes side tag sale.

LANDSCAPE/SPRINKLERS: One dead bush was removed on 21st Way. The summer trimming schedule with more frequent mowing will begin this month. The Board will speak with the landscapers about extra spraying for the rock gardens and along fences.

LAKE BOARD: The gate renovation project is progressing – the old gate has been removed and the walls cleaned. The new gate will be installed and the walls painted this week. The Board is in the process of obtaining gate remotes and will circulate an announcement about the distribution of the remotes. The Board is also looking in to installing wi-fi near the gate so that surveillance cameras and a gate RFID system can be added.

MAINTENANCE: One of the pool chemical feeders failed and had to be replaced. A broken storm drain on NW 10th was repaired and the asphalt will be fixed next week. The Board has met with the contractor regarding replacing fifteen sections of damaged or uneven sidewalk. The Board met with a City of Delray representative regarding a future galvanized pipe project throughout the neighborhood. The project is one and half to two years away but will involve digging holes in the street in front of every house and overlaying the roads to repair the holes.

RECREATION AREA: March financials show \$3,396.85 in Operating, \$6,055.35 in Reserves, and a line of credit balance of \$33,912.69. Just over one thousand dollars was received from an insurance company for their insureds damage to the front gate. The Board is researching possible upgrades to the entrance monument signs and the gate entry system.

SECURITY: One complaint was received regarding dogs barking excessively and the homeowner was directed to contact Palm Beach County Animal Care and Control.

TENANTS/HOMEOWNERS: Since March, there are six new homeowners and one new tenant. Currently, six properties are for sale and one is for rent.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMENTS FROM THE FLOOR: None.

Joe made a motion to adjourn the meeting, seconded by Sara. **PASSED.** Joe adjourned the meeting at 7:30 p.m.

The next meeting will be on Monday, June 15, 2026, at 7:00 p.m.
Respectfully submitted, Sara Covington, Secretary