

**THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION**  
**BOARD of DIRECTORS MEETING**  
**October 21, 2024**

**Present:** Sara Covington, Jacqui Eisenberg, Matt Dillman, Jeff Maul, Chip Goetz

**Absent:** Joe Larocca, Michael Heath, Kathy Morris, Chris Seward

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

The minutes for the September 2024 meeting were previously e-mailed to the Board. A Motion was made by Jacqui with a second by Jeff to approve the September minutes as distributed. **PASSED.**

The Treasurer's Report for September 2024 was previously e-mailed to the Board. A Motion was made by Jacqui with a second by Matt to approve the Report. **PASSED.**

**TREASURER'S REPORT:**

Operating	\$155,175.64
Reserve	\$239,021.57
Accounts Receivable	\$11,584.83
Total Assets	\$436,809.18
Interest Income	\$555.15 YTD
Late Fees Collected	\$1,055.00 YTD

September 2024 results show total year expenses \$875 unfavorable to budget with actual YTD expenses of \$518,294 compared to YTD budget of \$517,419. Year-to-date expenses are \$2,302 favorable to YTD Income which is \$520,596. Interest/Other Income; \$555 favorable YTD. Late fees; \$1055 favorable YTD. Miscellaneous Income is \$1,567 favorable. Accounting fees are \$1,103 unfavorable as a result of switching accounting firms. Audit fees are \$1,500 favorable to total year budget after the annual audit was performed. Legal fees have a YTD credit balance of \$345 making the line item \$4,845 favorable to the YTD budget. Communications; \$888 favorable. Licenses, Permits and Taxes; \$314 unfavorable to budget. Dues, Fees & Licenses; \$562.50 favorable to YTD. Office Supplies; \$388 unfavorable. Postage; \$227 favorable. Bad Debt Expense; no costs incurred. Miscellaneous; \$1,955 favorable. Lake Governing Board; \$625 unfavorable. Rec Area Governing Board; on budget. Insurance; \$15,011 unfavorable to total year budget. Electricity; \$1,240 unfavorable. Water & Sewer; \$647 under budget. Pool/Spa Contract; \$1056 favorable. Pool Maintenance and Supplies; \$5,428 favorable. Irrigation Contract; \$87 favorable. Landscape Contract; \$40,172 favorable. Landscape Maintenance is \$17,257 unfavorable due to 15th St. tree removal, cleaning edges of roundabouts, Villas pool ficus hedge pruning and Arecas removal and September pool landscaping as well as 18<sup>th</sup> St. entrance bushes. Tree Trimming/Removal; \$9,152 unfavorable due annual tree maintenance as well as removal of damaged oak with stump grind at 1265 22nd and removal of dead pine and stump grind at 860 22nd Ave and additional tree removals. Irrigation Repairs and Supplies; \$1,315 unfavorable to budget due to a 2023 \$2,400 invoice that was submitted to Gallup in '23 but not paid until '24.

Spraying; \$157 unfavorable. Maintenance Wages; \$1,346 favorable. General Repairs/Maintenance; \$9,125 unfavorable.

**CORRESPONDENCE:** One letter was received regarding the date of the annual meeting and one letter was received requesting to be placed on the ballot for the elections at the annual meeting.

**ARCHITECTURAL:** No report.

**COMMUNICATION:** Notice were sent for the Community Garage Sale, the Annual Meeting, and Notices were sent of *Rescheduling* the Annual Meeting and Yard Sale Date Change.

**LANDSCAPE:** No report.

**LAKE BOARD:** The Lake Report gave the lake a grade of B+ and there are no issues. Dock Master of Boynton Beach performed its biannual checkup and the gate cables will be replaced Monday at a cost of \$1,707.75. Volunteers completed a lake clean up and removed about ten bags of trash including over 100 coconuts. There are ongoing problems with iguanas and plant overgrowth around some docks.

**MAINTENANCE:** A new camera was added at the pool to cover the entry gate. Repairs or replacements were made to the kiddy pool flow gauge and acid feeder, three chemical feeder pumps, pool filters, pool gutter screens, the pool filter pre-coat valve, pool handrail cover, bathroom signs, bathroom light switch, cover and lock for the pool fountain electrical outlet, and a light on the 14<sup>th</sup> Street path. A failed pool heater is at the end of its usable life and has a high repair estimate, so a new heater will be purchased.

**RECREATION AREA:** The recreation area has \$36,377.54 in the operating account and \$5,859.06 in the reserves. The line of credit balance is \$20,318.69. The line of credit rollover processing was completed and approved. The bathroom renovations and pool deck work will start in the beginning of November and an email notification will go out to homeowners regarding bathroom and/or pool closures.

**SECURITY:** An email was received from a resident regarding the silver Nissan Altima parked on NW 22nd Ave and wanting to see what was being done about it. The homeowner is in the process of obtaining a permit and submitting to ARC for approval to enlarge their driveway. A final notice sticker was placed on the Altima for parking overnight on the street. Joe has also spoken with the homeowner regarding this issue.

**SPRINKLERS:** No report.

**TENANTS/HOMEOWNERS:** There were two sales this month, four houses are on the market, and two houses are for rent.

**OLD BUSINESS:** None.

**NEW BUSINESS:** A motion was made by Sara with a second by Jacqui to appoint George Jonson as a liaison with the Delray Beach Police Department. **PASSED.**

**COMMENTS FROM THE FLOOR:** A homeowner discussed a mouse problem that they believe arises from their neighbors poorly maintained back yard. It was suggested to the homeowner to report the issue to the City of Delray Beach. A question was asked about the level of the lake prior to the recent storm and was informed that the levels are controlled by the Lake Worth Drainage District. A homeowner discussed a window that they believe was broken by debris propelled by the landscaper's lawnmower.

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

The annual meeting will Monday, November 18, 2024, at 7:00 p.m. at the South County Civic Center

Respectfully submitted, Sara Covington, Secretary