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**MINUTES OF THE BOARD MEETING OF THE
RAINBERRY PARK HOMEOWNERS' ASSOCIATION
AUGUST 19, 2024, AT 7:30 PM AT
21747 RAINBERRY PARK CIRCLE, BOCA RATON FLORIDA 33428**

The Meeting was called to order at 7:30 PM. Those members present were Jason Gloss, President; Stephen Griffith, Vice President/Treasurer; Christy Clinard, Secretary; Paola Dawson and Chris Heinich, Directors. Also present from Residential Management Concepts was Kerri Brooks and Jennifer Lopez.

APPROVAL OF THE MINUTES

Chris moved to approve the minutes of the July 22, 2024, meeting as presented; seconded by Jason. All in favor, motion carried.

FINANCIAL REPORT

Kerri Brooks read the cash status stating that as of August 19, 2024, the balance in the Operating cash account is \$197,636.47. The combined balance in the Reserve Accounts is \$551,085.96, making a total unaudited cash status amount of \$748,722.43. The Board briefly reviewed the accounts receivable list. Kerri noted that there are 11 accounts that received the legally required 30 day notice and if they do not reply at the expiration of those, the owner will be forwarded for collections. Jennifer also reported that all fobs have been deactivated for those delinquent owners.

OLD BUSINESS:

Wall – Jennifer submitted quotes to repair/paint the perimeter wall on Central Park Boulevard but are still waiting for others. Once the Board receives them all, they will make a decision.

Community Party – Paola and Cristy were happy to report that the community party was a huge success. There were many people and families that attended. The total cost was \$1,700.00 for everything. They would like to plan a movie night towards the end of the year. They also suggested installing a bulletin board for posting notices outside the pool area in the rocks by the shower.

NEW BUSINESS:

Insurance – The Board reviewed the insurance renewal quotes which again came in late this year. The policies are much higher than the Board feels they should be. Kerri explained that insurance is a problem for all communities and the current agent said he did reduce his commission again this year to try and keep the increase as low as possible. They agreed that they would like to get quotes and if changing the agent of record is needed that is ok. The Board instructed RMC to go back to the agent and let him know that they are unhappy with the size of the increase and see if there is anything that can be done.

Owner Issues – An owner present requested the Board waive late fees on his account. He recently provided copies of his bank records to management. Management will review and get back with the owner.

There being no more business, Stephen moved to adjourn the meeting; seconded by Jason. All in favor. Motion carried. The meeting was adjourned at 8:17 PM.