

**MINUTES OF THE BOARD MEETING OF THE RAINBERRY PARK HOMEOWNERS'
ASSOCIATION JANUARY 22, 2024, AT 7:30 PM AT
21747 RAINBERRY PARK CIRCLE, BOCA RATON FLORIDA 33428**

The Meeting was called to order at 7:35 PM. Those members present were Jason Gloss, President; Cristy Clinard, Secretary; Paola Dawson and Chris Heinich, Directors. Stephen Griffith, Vice President/Treasurer was absent with notice. Also present from Residential Management Concepts were Kerri Brooks and Jennifer Lopez.

APPROVAL OF THE MINUTES

Jason Gloss moved to approve the minutes of the November 20, 2023, meeting as presented; seconded by Paola Dawson. All in favor. Motion carried.

FINANCIAL REPORT

The Association's operating account balance as of January 22, 2024, is \$145,460.55 and the balance in the reserve accounts is \$531,793.31 for a total combined unaudited cash status of \$677,253.86. There are four owners in arrears over \$1,000.00 and the Board agreed to send them to the attorney for collections.

OLD BUSINESS

Community Event – The Board agreed to look into have a community event the 2nd or 3rd week in April on a Saturday.

NEW BUSINESS

Common Area Furniture – The Board discussed and agreed to install two octagon tables around the lake and a bench near the bike rack area. Cristy will get a quote. The Board also agreed to move the blue trash can from the pavilion to the basketball court.

Legal – The Board reviewed two quotes from attorneys to represent the community. One was a large firm and the other was an individual attorney. The Board agreed to look for other options before making a decision.

OWNERS FORUM

Median Areas – Several owners reported that there is an issue with children riding bikes in the median areas within the community ruining the rocks and throwing them around as well. There are also areas of dead plants. The Board agreed the dead seasonal plants will be removed and they will look into the cost to remove the rocks and replace with mulch.

Landscaping – There is a large tree on Orange Park by the speed bump that is hanging down and encroaching on the path and street. The Board will look into trimming that area.

Security – There was a complaint about illegal parking on Birch State. The Board explained that the previous security guard, Jason is no longer with the company or in the community. Two new guards are learning and RMC will advise them of the importance of enforcing the parking rules. There is a black SUV in the recreation area parking that belongs to Jason that needs to be towed if no one can get in touch with him to remove it. The Board installed a no trespassing sign in the common area across from the recreation area in order to stop people from the neighboring community from cutting through Rainberry Park.

Central Park Medians – Some complaints were raised about the condition on the medians on Central Park Boulevard. The property does not belong to Rainberry Park. However, the Board agreed, if the price is reasonable, to have the Association landscaper maintain it when they service the community.

There being no more business the meeting was adjourned at 8:31 PM.