

**MINUTES OF THE BOARD MEETING OF THE  
RAINBERRY PARK HOMEOWNERS' ASSOCIATION  
OCTOBER 21, 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 and Paola Dawson, Director. Chris Heinrich, Director was absent with prior notice. Also present from Residential Management Concepts were Kerri Brooks and Jennifer Lopez. The Board discussed appointing owner Mike Johnson to the Board when Chris Heinrich steps down. Chris was gracious enough to stay on the Board when needed but has been looking to step down due to time constraints.

**APPROVAL OF THE MINUTES**

Jason Gloss moved to approve the minutes of the September 23, 2024, meeting as presented; seconded by Stephen Griffith. All in favor, motion carried.

**FINANCIAL REPORT**

Kerri Brooks read the cash status stating that as of October 21, 2024, the balance in the Operating cash account is \$162,479.84. The combined balance in the Reserve Accounts is \$556,186.94, making a total un-audited cash status amount of \$718,666.78. A discussion ensued regarding the proposed 2025 budget. The Board agreed that all the numbers looked ok and the \$5.00 increase per month is reasonable. Cristy questioned the Deferred Maintenance Reserve and what it is for. Cristy moved to accept the proposed 2025 budget with a \$5.00 per month increase; seconded by Jason Gloss. All in favor. Motion carried. RMC will investigate the Deferred Maintenance Reserve and email the Board an update.

**OLD BUSINESS**

Bulletin Board – The Board reviewed a proposal from The Park for a new bulletin board to be installed at the pool area by the tot lot. Paola Dawson moved to approve the bid for \$972.63; seconded by Cristy Clinard. All in favor. Motion carried. RMC will get a deposit and once received will schedule the installation.

Pending Maintenance – The walls at the front entrance and basketball courts were painted and the handball court will be done as soon as the weather permits. The Board agreed to get the pressure cleaning done in the first week of November, then to mulch after the pressure cleaning and finally to install the holiday lights and turn them off by the second week in November.

Security – The Board agreed the reporting has gotten better but they will also keep an eye on it going forward.

**NEW BUSINESS**

Social – Paola and Cristy will work on a movie party in the first week of December, possibly 12/7/2024.

**OWNER ISSUES**

The Board agreed that to look into adding flowers and mulch on the side of stone hedge where it is currently empty to match the other side.

There being no more business, Steve Griffith moved to adjourn the meeting; seconded by Jason Gloss. All in favor. Motion carried. The meeting was adjourned at 8:19 PM.

Respectfully submitted,  
On behalf of the Board, Rainberry Park HOA