

**MINUTES OF THE BOARD MEETING OF THE RAINBERRY PARK HOMEOWNERS'  
ASSOCIATION FEBRUARY 26, 2024, AT 7:30 PM AT 21747 RAINBERRY PARK CIRCLE, BOCA  
RATON FLORIDA 33428**

The Meeting was called to order at 7:32 PM. Those members present were Jason Gloss, President; Stephen Griffith, Vice President/Treasurer; Paola Dawson and Chris Heinich, Directors. Cristy Clinard, Secretary was absent with notice. Also present from Residential Management Concepts were Kerri Brooks and Jennifer Lopez.

**APPROVAL OF THE MINUTES**

Chris Heinich moved to approve the minutes of the January 22, 2024, meeting as presented; seconded by Steve Griffith. All in favor. Motion carried.

**FINANCIAL REPORT**

The Association's operating account balance as of February 26, 2024, is \$149,984.65 and the balance in the reserve accounts is \$534,371.64 for a total combined unaudited cash status of \$534,371.64. Kerri Brooks explained there are several owners that are past due for small amounts due to the change in maintenance payments for 2024. Anyone that pays through their online bill pay system would need to update that to the correct amount. Late letters were sent so hopefully most will get caught up soon.

**OLD BUSINESS**

Attorney – The Board agreed to hire the firm of Sachs, Sax and Caplan to represent the Association going forward.

Social Event – Paola Dawson will look into trying to get the Association's vendors to participate in an upcoming event either by attendance, providing marketing materials or hopefully even a donation for the event.

**NEW BUSINESS**

Security – Claudia Schirmbeck from Allied Universal was present with Rainberry Park guard, Dishwan. There were two recent events where the guard called a Board member instead of the police. One was a group of kids in the pool area after midnight. When the guard instructed them to leave because the area was closed, they became obstinate and aggressive yelling profanities and racial slurs. An owner walking her dog saw the interaction and called the police and once they arrived, the kids scattered. In the other incident, the guard discovered a homeless man recently released from the hospital sleeping in the common areas. The man told the guard he would shoot him and then ran away. The Board and security company agreed that going forward, the guard will wear a body camera to better capture the incidents and hopefully be able to identify violators, he will also carry a heavy duty large flashlight and will always call the police for incidents such as these recent ones. Also, the guards will start to list the parking violations on the nightly reports which they had not been doing. RMC will look into getting a no trespassing order for the community common areas with the Palm Beach County Sheriff's office.

Pool/Spa – The plumber will be out tomorrow to try and repair the broken shower. A brief discussion ensued about the age and efficiency of the current very old shower system. The Board agreed to go ahead and get a price for a new pool shower system. RMC will also reach out to the pool company to let them know there is a significant amount of sand in the bottom of the spa again.

Fountains – The recent issues with the fountains and lights in the fountains seems to be a timer problem and RMC will advise the company to install new ones if needed.

Light – The Board instructed RMC to get a price to install a landscape spot light on the tree in the triangle common area between the front sign and 21621 Yellowstone.

There being no more business the meeting was adjourned at 8:26 PM.