

**MINUTES OF THE BOARD MEETING OF THE  
RAINBERRY PARK HOMEOWNERS' ASSOCIATION  
SEPTEMBER 23, 2024, AT 7:30 PM AT  
21747 RAINBERRY PARK CIRCLE, BOCA RATON FLORIDA 33428**

The Meeting was called to order at 7:36 PM. Those members present were Jason Gloss, President; Stephen Griffith, Vice President/Treasurer; Christy Clinard, Secretary and Paola Dawson, Director. Chris Heinich, Director was absent with prior notice. Also present from Residential Management Concepts were Kerri Brooks and Jennifer Lopez as well as Carl Barvensky from USA Security.

**APPROVAL OF THE MINUTES**

Jason Gloss moved to approve the minutes of the August 19, 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 September 23, 2024, the balance in the Operating cash account is \$153,822.40. The combined balance in the Reserve Accounts is \$553,680.36, making a total un-audited cash status amount of \$707,502.76. Kerri reported that the past due has improved and that Jennifer putting letters in the mailboxes of past due owners help significantly. RMC distributed the proposed 2025 budget worksheet for the Board to review. They will send any changes, questions, etc. to Jim at RMC and the final 2025 proposed budget will be approved at the October 2024 meeting.

**OLD BUSINESS**

Security – The Board had a lengthy conversation with Carl from USA Security regarding the issue with gaps in the shift tour report that is emailed daily. Carl explained the Board and management has access to their online system so they can look up reports of what the guards did each shift. The Board explained that they explained the importance of the time reporting to Carl when they interviewed him before hiring USA Security. Carl will investigate the possibility of emailing a daily activity report to the Board and management and going forward will instruct the guards to notate any breaks or gaps in time as incident reports that will then be emailed to the Board and management in real time.

Pending Maintenance – The walls at the front entrance and basketball courts will be painted next week, weather permitting. The dead tree at the first entry is scheduled to be removed on Wednesday. The owner that is replacing their fence will advise management when they get their permit so that the hedges can be trimmed back. The pressure cleaning and mulch will be done in late October or early November depending on the weather. The Board instructed RMC to install a curtain and rod in the wall in the restroom showers so that if people shower there is some privacy.

**NEW BUSINESS**

Social – Paola and Cristy will work on a movie party in November or December.

**OWNER ISSUES**

The Board agreed that they will not be changing the rocks to mulch in one of the cul-de-sacs as requested by an owner on Orange Park. **RMC will take photos of all the cul-de-sacs so they can be inspected for any needed work.**

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 8:24 PM.

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