

**MINUTES OF THE BOARD MEETING OF THE
RAINBERRY PARK HOMEOWNERS' ASSOCIATION
DECEMBER 16, 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 Mike Johnson, Directors. Also present from Residential Management Concepts were Kerri Brooks and Jennifer Lopez.

APPROVAL OF THE MINUTES

Stephen Griffith moved to approve the minutes of the November 18, 2025, meeting as presented; seconded by Jason Gloss. All in favor, motion carried.

FINANCIAL REPORT

Kerri Brooks read the cash status stating that as of December 16, 2024, the balance in the Operating cash account is \$167,736.25. The combined balance in the Reserve Accounts is \$560,926.38, making a total unaudited cash status amount of \$728,662.63. The Board reviewed the past-due account, which totaled \$39,711.75. Kerri Brooks explained that \$4,030.00 is for the current month. Twelve (12) owners make up \$22,304.00 of the delinquency. They all received the legally required 30-day notice of late assessment letters. Once expired, if not paid, these owners will be turned over to the Association's attorney for collection. RMC will email an explanation to the Board of what accounts are at the attorney and when they were sent.

OLD BUSINESS

Security – The Board agreed that the security company needs to start towing illegally parked vehicles, including commercial vehicles, ASAP as the problem is getting worse. The policy is that if the same vehicle is illegally parked or the exact illegal vehicle is parked in the community at the same address more than once, it should be towed the second time. The guards should have a list of stickered vehicles for this exact purpose. The guards should ensure that vehicles parked on the sidewalk are stickered and towed according to the same policy. If this parking issue is not resolved by February 2025, the Board agreed it would be time to change management companies.

Pending Maintenance – Kerri Brooks explained that the bathroom shower walls are not straight, so a regular curtain rod cannot be installed. She will continue to look to see if there is something else that can be done or something made to be able to put up curtains.

NEW BUSINESS

Architectural Request – The Board reviewed an ARB submitted by an owner for the installation of artificial turf that was already installed in the home's front yard. The Board unanimously agreed to deny the request as artificial turf is not permitted and is not in line with the intent of the development when it was built.

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 8:15 PM.

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