

**MINUTES OF THE BOARD MEETING OF THE
RAINBERRY PARK HOMEOWNERS' ASSOCIATION
NOVEMBER 18, 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 Mike Johnson, Director. Paola Dawson, Director was absent with prior 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 October 21, 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 November 18, 2024, the balance in the Operating cash account is \$177,743.04. The combined balance in the Reserve Accounts is \$558,581.82, making a total un-audited cash status amount of \$736,324.86. The Board agreed that any owners past due over \$1,000.00 should definitely be with the Association attorney for collections and going forward RMC is authorized to send these accounts automatically. The Board also agreed that if someone has made regular payments and received late fees due to the payments being a few days late or inadvertently paying the wrong amount, it is ok to waive those fees if requested by the owner.

OLD BUSINESS

Bulletin Board – Cristy will send RMC an invoice for the new bulletin board so it can be paid and the material ordered ASAP. Once the check is cut it can be delivered to Cristy.

Pending Maintenance – The common area pressure cleaning was completed. The mulch, annual flowers and new plants as approved will all be installed before Thanksgiving.

Social – Cristy reported the next community party/event will be after the new year.

NEW BUSINESS

Spa Heater – The pool company stated the heater keeps shutting down due to leaves clogging the filters due to a tree that needs to be trimmed back. The Board agreed to have the tree trimmed.

OWNER ISSUES

The Board agreed that they will not install sod or flowers in the street islands as there is no irrigation and only succulent type plants will survive. There was previously mulch in the islands, but it was replaced with rocks as mulching them every year is very expensive.

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 8:11 PM.

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