

**MINUTES OF THE BOARD MEETING OF THE  
RAINBERRY PARK HOMEOWNERS' ASSOCIATION  
APRIL 29, 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 Stephen Griffith, Vice President/Treasurer; Christy Clinard, Secretary; Paola Dawson and Chris Heinich, Directors. Jason Gloss, President was absent with prior notice. 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 March 18, 2024, meeting as presented; seconded by Chris Heinich. All in favor, motion carried.

**FINANCIAL REPORT**

Kerri Brooks read the cash status stating that as of April 29, 2024, the balance in the Operating cash account is \$195,322.44. The combined balance in the Reserve Accounts is \$540,838.10, making a total un-audited cash status amount of \$736,160.54.

**OLD BUSINESS**

Security – The Board met with two security companies and the new company will be starting May 1, 2024. They will also be asked to attend at the next Board meeting for an update on how things are going in their first month. RMC will coordinate the additional hours needed for holidays and the summer. The Board agreed to hold off paying the recent Allied invoices as they did not perform the services according to the deficient reports presented.

Cameras – RMC is getting a third opinion on the non-functioning cameras. Two companies have inspected and proposed an entire new system. Once the third bid is received, it will be sent to the Board.

Trespassing – The Board asked RMC to reach out again to the Arbors neighborhood about their residents using the Rainberry facilities uninvited.

Lawsuit – RMC reported that the Avalon community prevailed in its lawsuit with their owners over the gate abutting Rainberry, so the case is over and matter has thankfully come to an end.

**NEW BUSINESS**

Maintenance – The new metal grating for the common areas gates was installed and not only looks much better but works better as well. Two new tables were installed on the common area by the lake and the two benches for the parking lot area should be delivered and installed soon. The women's bathroom shower faucets are scheduled to be replaced. There are some broken chairs in the pavilion that need to be repaired and there have been complaints that the spa jet balls and/or caps are missing. Christy Clinard will get a price to replace the existing 7 metal umbrella bases with new movable ones made out of aluminum filled with concrete and on wheels.

**OWNER ISSUES**

Several owners were concerned about the condition of the ficus hedges on the main road outside the community. They are very misshapen, overgrown in areas and full of weeds and debris. There is one area where a hole has formed and the homes backyard is clearly visible. Stephen Griffith will meet with the landscaper and get quotes for replacing areas of the hedge with a different hedge that is matured. The whole thing can be done over time.

Some owners complained about the landscaper blowing common area cutting onto their property. RMC will address with the landscaper.

An owner suggested the Board consider allowing a neighborhood book exchange to be set up somewhere on the common area. The owner will put together a proposal with specifications and what is involved for the Board to review and consider.

There being no more business, Steve Griffith moved to adjourn the meeting; seconded by Chris Heinrich. All in favor. Motion carried. The meeting was adjourned at 8:09 PM.