

**MINUTES OF THE BOARD MEETING OF THE  
RAINBERRY PARK HOMEOWNERS' ASSOCIATION  
NOVEMBER 201, 2023, 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 Chris Heinich, Directors. Also present from Residential Management Concepts was Kerri Brooks.

**APPROVAL OF THE MINUTES**

Jason Gloss moved to approve the minutes of the October 16, 2023 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 20, 2023, the balance in the Operating cash account is \$173,398.66. The combined balance in the Reserve Accounts is \$509,737.39, making a total un-audited cash status amount of \$683,136.05. The Board briefly reviewed the accounts receivable list and noted that there are five owners ready to be turned over for collections and approved sending them.

**OLD BUSINESS:**

Pool – Kerri Brooks reported that the new pool heaters are scheduled to be installed Tuesday or Wednesday of this week. RMC will find out the status of the spa wiring. After a brief discussion the Board approved having True Blue re-pipe the existing pool equipment lines as needed for a cost of \$9,500.00. Christy will work on getting replacement slats for the ones that are warped.

Community Event – The Board agreed to wait until January to re-evaluate having a social event in the new pavilion.

**NEW BUSINESS:**

Holiday Lights – RMC will contact the holiday light company to let them know that they forgot to install lights at the 3<sup>rd</sup> entrance. Also, there are some bulbs out on the wall at the second entrance and the lights seem to be on 24/7.

Doors – The Board suggested RMC contact Atlantic Doors and Hardware to see if they can give a bid for doors needed for the pool equipment room.

Security – Major John Dyson from Alliance Security was present to discuss the status of the guards since Jason left the post. Major Dyson introduced two new guards, Express and Mr. Deville, both of whom have been and will be working at Rainberry Park. Currently, the Board would like the guards to focus more on illegal parking throughout the community. RMC will send them the parking rules and regulations, as well as the list from Jennifer on the vehicles permitted to park at the recreation area. The Board also wanted to be sure the guards will continue to use Helias, the electronic system for notes so they will get the daily reports. A brief discussion ensued regarding towing and when that should occur. The Board agreed if a vehicle is stickered and is still there the next night, it should be towed. The Board also asked Major Dyson to check and see if they have stickers to use for illegally parked vehicles as the previous guard always had them but did not get them from the Board. RMC will also send out an email blast reminding owners about the parking rules and that towing will be done by the new guards as needed. The Board agreed to stay with Alliance Security for now and see how things progress.

There being no more business the meeting was adjourned at 8:16 PM.