

**MINUTES OF THE BOARD MEETING OF THE
RAINBERRY PARK HOMEOWNERS' ASSOCIATION
MAY 8, 2023, AT 7:30 PM AT
21747 RAINBERRY PARK CIRCLE, BOCA RATON FLORIDA 33428**

The Meeting was called to order at 7:35 PM. Those members present were Jason Gloss, President; Stephen Griffith, Vice President/Treasurer; Christy Clinard, Secretary and Paola Dawson, Director. Chris Henich, Director was absent with notice; Also present from Residential Management Concepts were Kerri Brooks, Marie Palombi and Jennifer Lopez.

APPROVAL OF THE MINUTES

Christy Clinard moved to approve the minutes of January 23, 2023 as presented; seconded by Stephen Griffith. All in favor, motion carried.

FINANCIAL REPORT

Kerri Brooks read the cash status stating that as of May 8, 2023, the balance in the Operating cash account is \$236,601.23. The combined balance in the Reserve Accounts is \$558,565.13, making a total un-audited cash status amount of \$795,166.36. The Board briefly reviewed the accounts receivable list.

MANAGER REPORT

Kerri Brooks read the property report with several violation letters being sent out. Sign partners will finish the panels and the landscaping will be installed once that is done. True Blue is looking for the electrical box at the pool area and will send a quote to repair the pool light. RMC is also getting bids for the concrete street valley gutters that need repair.

OLD BUSINESS:

Legal – A discussion ensued on the legal matter with owners from the neighboring community cutting through Rainberry. The Board instructed RMC to let the Association's attorney know that the Board would like to withdraw from any agreement so that they are not involved in the legal battle of those owners and the neighboring community. Also, the Board would like to see if installing No Trespassing signs at the community entrance will be enough to protect the Association from any liability should anyone try to sue them.

NEW BUSINESS:

Pavilion – The Pavilion install is almost complete. The next step is to install electrical for lighting, fans and outlets. Then new furniture will be ordered. The Board agreed that some kind of community event should be held as a grand opening when ready. A discussion ensued regarding putting back a barbecue grill like what was there before by the lake area.

Spa/Kiddie Pool – Jimmy from TrueBlue Pools addressed the Board on the issues with the pool equipment as well as the resurfacing of the spa and kiddie pool. Jimmy explained the issue with these areas is that over time new material has been put over old at least 4 times and that is why it continues to fail and break apart. Therefore, to fix it properly and get a warranty on the work, both the spa and kiddie pool need to be stripped and all new surface material, grates, and tiles installed. If this is done, there will be a 5 year warranty but it should last closer to 10 years. Jimmy reported there is also a problem with the installation of the pipes for the pool. Currently, it is extremely difficult to get the motor primed and it is causing a lot of extra work for the pool guys when they service it. The Board thanked Jimmy for the information. After a brief discussion the Board agreed to approve the proposal from TrueBlue Pools to resurface the spa and kiddie pools if they agree to a 10% discount in good faith. RMC will also ask them to look at the jets and replace any missing parts as need.

There being no more business the meeting was adjourned at 8:55 PM.