

;

**MINUTES OF THE BOARD MEETING OF THE
RAINBERRY PARK HOMEOWNERS' ASSOCIATION
JULY 31, 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

Stephen Griffith moved to approve the minutes of the June 26, 2023, meeting as presented; seconded by Chris Heinich. All in favor, motion carried.

FINANCIAL REPORT

Kerri Brooks read the cash status stating that as of July 31, 2023, the balance in the Operating cash account is \$215,466.06. The combined balance in the Reserve Accounts is \$507,126.44, making a total un-audited cash status amount of \$722,592.50. The Board briefly reviewed the accounts receivable list. The Board agreed that any accounts over 90 days past due should be sent automatically to the attorney for collection action.

OLD BUSINESS:

FPL – The Board asked RMC to try and contact the representative that helped the community with the LED conversion to see if they can help get the ongoing light pole issues resolved.

Tennis Screens – The Board agreed they felt the quote to install new windscreens at the tennis courts was exorbitant. Christy stated she could get a quote from her company and then the Board wanted Chris to install them.

Pavilion – The Board agrees to move forward with purchasing four 8 foot rectangular tables for the pavilion area in brown or cedar color. Christy will provide a quote for the board tomorrow. Caner Electric will be out tomorrow to start on the electrical part of the installation.

NEW BUSINESS:

Violations – The Board asked RMC to make sure and send letters to all owners with closed hurricane shutters as they are not permitted to be closed and stay closed.

Owner Issues – Owners living on the preserve presented the Board with paperwork from the County explaining the policies and procedures for trimming. The Board explained that anything encroaching on an owner's property can be trimmed back by the owner. However, the Board agreed to have the area behind the two homes trimmed back about two feet as soon as possible. This also can be done yearly. RMC will follow up with the home on Battery Park that still has not fully completed their fence repair/replacement. The Board agreed if not done immediately, the matter should be turned over to the Association's attorney for legal action.

There being no more business the meeting was adjourned at 8:07 PM.