

**MINUTES OF THE BOARD MEETING OF THE  
RAINBERRY PARK HOMEOWNERS' ASSOCIATION  
FEBRUARY 21, 2022, AT 7:00 PM  
21747 RAINBERRY PARK CIRCLE, BOCA RATON FLORIDA 33428**

Those members present were Jason Gloss, President; Stephen Griffith, Vice President; Chris Henich, Treasurer. Christy Clinard, Director Treasurer and Nick Gast, Director. Also present from Residential Management Concepts was Marie Palombi and Jenifer Lopez. Jason Gloss called the meeting to order at 7:00 PM

**MINUTES**

Stephen Griffith moved to approve the minutes from the prior meeting as presented; seconded by Jason Gloss. All in favor motion carried.

**FINANCIAL REPORT**

Marie Palombi presented the cash status stating that as of February 21, 2022, there was \$300,998.61 in the operating cash account and \$542,730.33 the Reserve Accounts making a total un-audited cash status in the amount of \$843,728.94. The Board briefly reviewed the account receivable list.

Jason Gloss introduced Jennifer Lopez. Jason stated that Jennifer is working in the office five days a week from 8:00 am to 1:00 pm and is handling the day-to-day operations of the community. She will be working with Tammy Robinson, a licensed property manager. Jason noted that the Board was completely behind this change and is very pleased with the responsiveness from Jennifer. Jennifer stated that she has the sign with the times the office is opened and will be posting it on the office door.

**OLD BUSINESS:**

**Pools:** Jennifer stated that the new hours for the pool will be 6:00 AM to 7:00 PM and the signs will be posted. A brief discussion ensued regarding options to better secure entrance to the bathrooms to prevent further vandalism.

**Playground:** Jennifer noted that she had provided the Board with proposals and the cost to install a new constructive plaything for the playground area. Following a brief discussion, the Board agreed to move forward with purchasing and having it installed.

**Violations:** Jennifer stated that inspections are being done regularly and two owners were turned over to the Association's legal counsel for non-compliance. Jennifer reported that one of these have been resolved.

**Landscaping:** Jennifer spoke with Landscape Dynamics regarding the weeds, and they will be addressing these.

**Miscellaneous:** Jennifer remarked that a new flag for in front of the office has been ordered and will be installed. Jason noted that someone left two Publix shopping carts in the community. Marie stated that she would have Chris remove them. Marie Palombi also stated that we had one application for sale which was approved.

**NEW BUSINESS**

Jason Gloss introduced Hector from ACD Inst. Corp, who was present to go over the new signage for the entrances. Jason stated that as it was very dark out, it would be better to meet with Hector inside of the office to look at the samples.

Marie Palombi asked if any of the residents had anything they wanted to discuss with the Board. As there were nothing to discuss, the meeting was adjourned at 7:30 PM.