

RAINBERRY PARK HOMEOWNERS ASSOCIATION, INC.
21747 Rainberry Park Circle, Boca Raton, FL 33428
October 25, 2021 BOARD OF DIRECTORS MEETING

Minutes

1. **Call to order:** The meeting was called to order by Stephen Griffin called the meeting to order at 7:08 PM. Seconded by Jason Gloss.

Attendance: Jason Gloss, President

Stephen Griffith, Vice-President

Cristy Clinard, Secretary

Debbie Blair, Director

Absent: Nick Gast, Treasurer

Residential Management Concepts: Ralston Dawes, LCAM

2. **Reading and approval of the minutes:** Steve motioned to approve the previous meeting minutes. Seconded by Jason Gloss

3. **Open:** The floor was opened to the community for any comments and concerns.

- a. One of the residents asked about the broken fence around the lake pump and Ralston informed him that we are waiting for the utility companies to verify the locations of the lines before the Landscape Dynamics can come to remove the bushes. Once the bushes are removed then the fence can be repaired.
- b. There were some weeds in the cracks of the dome area that needed to be removed. Jason asked if Ralston can speak with Hank from Landscape Dynamics to see if that area is part of their contractual duties. If not, then have Chris spray some weed chemicals on it then remove the weeds from the grounds.
- c. The pools was said to have some click/oils substance and algae on the bottom of the pool. Jason asked to ask the pool company to properly clean the pool. If they do not correct this within 30 days then we will begin to look for another vendor to use for the pool servicing.
- d. One of the residents spoke about some of the bushes along Central Park Blvd that were not being cut properly and growing higher than most of the bushes. Ralston was asked to speak with Hank about making sure that the bushes and making sure that the circles are being cut on a bi-annual schedule.
- e. Some of the roofs were said to be very dirty and a resident asked if there is anything being done to fix this. Ralston informed them that we are actively sending violations to any homes that we noticed to being outside of compliance.
- f. Steve asked Ralston to get 3 proposals for pressure cleaning the sidewalks and cubs. Hartzell was previously used but they used too much chemicals which caused some of the grass to die so the board does not want to use them again.

- g. Jason spoke about getting estimates for the perimeter wall in front of 441 and would like to get proposals for painting it.
- h. The racquet ball has some missing paint areas that need to be touched up. Ralston was asked to see if there is a guarantee due to when the job was completed. If it outside of the warranty then get proposals to fix the missing paint.
- i. Jason spoke about Debbie Blair's decision to be leak the board of directors for Rainberry Park. He nominated Chris Heinich to replace Debbie as a director. Steve seconded. All were in favor and the vote was unanimous.

4. **Treasure Report:** Ralston Dawes presented the cash status for accounts for Rainberry Park HOA. As of October 23, 2021, the operating account has a balance of \$275,690.57 and the reserve account has a balance of \$513,443.75. The unaudited total of all funds is \$789,134.32.

5. **Manager's Report:**

- a. Fountains Light: The light for the first lake was fixed. One of the timer were not working properly and it was replaced by Cascade Lighting.
- b. Community Mulch: Completed by Landscape Dynamics 2 week prior to the meeting.
- c. Holiday Lighting: 2 proposals were given to the board in an email. There was a bid that was over \$8,000 that was said to be too high. Ralston said that he would get more proposals that are comparable to the lowest bid that was around \$4000.
- d. Rental Cap Restriction: Jason suggested doing a 10% rental cap for the community. Cristy brought forward a suggestion that the attorney made that if the association wants to introduce this new rule, it may cause the association to cancel the existing rules that are in place and will have to get a community vote before it can be implemented again.

6. **Adjournment:** The meeting was adjourned by Ralston Dawes at 7:50 pm. Seconded by Jason Gloss.