

**MINUTES OF THE BOARD MEETING OF THE  
RAINBERRY PARK HOMEOWNERS' ASSOCIATION  
MARCH 18, 2024, 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; Paola Dawson and Chris Heinich, Directors. Christy Clinard, Secretary was absent. Also present from Residential Management Concepts were Kerri Brooks and Jennifer Lopez.

**APPROVAL OF THE MINUTES**

Stephen Griffith moved to approve the minutes of the January 22, 2024, meeting as presented; seconded by Chris Heinich. All in favor, motion carried.

**FINANCIAL REPORT**

Kerri Brooks read the cash status stating that as of March 18, 2024, the balance in the Operating cash account is \$156,383.61. The combined balance in the Reserve Accounts is \$536,848.21, making a total un-audited cash status amount of \$693,231.82. The Board briefly reviewed the accounts receivable list which is down significantly. There are only two or three owners still with the attorney and a few more that are ready to be turned over. RMC will send 30 day legal letters to those needed as well.

**OLD BUSINESS:**

Gates – The Board authorized RMC to change out all the plexiglass to a painted metal screening in order to prevent illegal access to the common areas. Chris will also install a chain and lock to the pavilion gates temporarily to keep people out of there when not rented.

Security – A lengthy discussion ensued regarding several issues regarding security. An owner present reported she found a young girl sleeping in the pavilion on Sunday morning at 8:00 AM and another owner reported on a young man in the pool area Sunday afternoon around 3:00 PM spewing vulgarities in front of older people and young children. Some of the violators live in the community and some are coming from Arbor Oaks. RMC will send a letter to Arbor Oaks and ask them to remind their residents that Rainberry Park is a private community and they should not be trying to use the common areas. The Board also instructed RMC to send a letter to an owner whose son is known to hang around with some of the people who are trespassing and causing the problems. Another ongoing problem is that the security guards are not completing their shifts properly and there are glaring time missing before, during and after the shifts. Someone from Allied should be responsible to review the reports and explain to the Board and RMC when there are issues and why. Officer Dyson from Allied was present and would report this back to the company.

Social Event – The Board agreed to give Paola a \$2,000.00 budget to work on a community social event. All items must be approved by the Board first before making any arrangements.

**NEW BUSINESS:**

Maintenance – The new pool shower is being installed on Thursday and the electrician has already started the install on the new landscape lights. The spa water level is low and the jets are not working and the pool company will be out for that tomorrow. The Board also asked RMC to replace the shower heads and handles which are rusting and also some seemed clogged.

There being no more business the meeting was adjourned at 8:46 PM.