

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
March 11, 2025
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - Ken Sharp, 4336 SW Sapelo Drive, had a concern with RLPOA's annual meeting vote by proxy option. He wondered if allowing someone to vote for you might violate state statutes. We will ask the RLPOA attorney for his opinion. He also said that three people have mentioned to him that there are three oversized boats that were on the lake last season. He suggested that these larger boats pay extra for their stickers, since they put more wear and tear on docks and the lake vegetation.
 - Brad Rodebush, 729 Raintree Drive, asked about the policy when a dock is replaced and how you replace your front mount lift to a side mount lift. The issue is discussed further below.
2. DETERMINE QUORUM AND CALL MEETING TO ORDER
Attendees: Tony Jose, Kelly Bride, Jeff Wilson, Anita Burke, Charlie Cruitt, Chris Coussens, Rachelle Vandiver, Josh Cresswell and Melissa Drinnen.
Absent: Kyle Haulotte, Gwen Barr-Crawford, Kelly Manz.
3. PLEDGE OF ALLEGIANCE
4. CONSENT AGENDA
APPROVAL OF FEBRUARY MINUTES
APPROVAL OF PAYMENT OF BILLS
 - ***Motion to approve the Consent agenda: Kelly Bride***
 - 2nd: Charlie
 - Approved 5-0
5. TREASURER'S FINANCIAL REPORT

Add Report

6. Legal Report
 - 10 judgements, 1 bankruptcies, 1 foreclosures, 0 making payments, 17 demand letters, 3 court cases & \$11,184.04 delinquencies paid.
7. UNFINISHED BUSINESS
 - A. Cost to fill Holes in Seawall
 - The RLPOA does not currently have the funds available to fully repair the seawall issue.
 - A short term project to give us a couple of more years by filling the orange fence enclosed holes behind the seawall has been discussed.

- ***Motion to approve up to \$10,000 for equipment rental and materials to fill the holes behind the seawall: Charlie***
- 2nd: Chris
- Approved 5-0

8. NEW BUSINESS

A. Request for use of the Duck Pond Activity Center for ladies bunco night

- Kathy Schields, 735 SW Lemans Lane, was present to ask the Boards permission to reserve the 4th Thursday of the month for a new bunco night.
- ***Motion to approve the request for reserving the DPAC the 4th Thursdays of the month at 6pm for Ladies Bunco: Kelly Bride***
- 2nd: Anita
- Approved 5-0

B. Maintenance Equipment - \$80,689

- The discussion on new maintenance equipment centered around the purchase of a new Ventrac boom mower.
- Josh has been asked previously about the options on renting or buying used equipment.
- Three different companies responded that they will not rent a ventrac with the boom arm option.
- The used option was ruled out when research revealed that any used equipment would be at least 15 years old.
- Josh was able to find another vendor for new equipment that was approximately 20 % cheaper than the bid he received previously by a competitor.
- ***Motion to approve up to \$62,000 from account #7002-100 for purchase before March 31 and shipping of Kubota/Ventrac mower: Chris***
- 2nd: Charlie
- Approved 3-2-1

C. Aquaticare Pool Management Proposal \$106,250

- The Pool management contract was discussed.
- ***Motion to approve up to \$106,250 from account #08001 for \$104,739 and account #08006-100 for \$1,511 for the Aquaticare Pool Management Proposal: Kelly Bride***
- 2nd: Jeff
- Approved 5-0

D. Water Patrol Lift

- When the CH dock is replaced at the Clubhouse the Trophy Boat front mount lift will need to be replaced with a side mount lift.

- There was a lot of discussion about how to store/sell the front mount lift after removal and the overall issue with slip renters facing the same issue after their dock is replaced.
- The Lake Committee will be asked to address this issue and come back to the Board with their decision so we can discuss it in the April Work Session.

9. ANNOUNCEMENTS

A. Meet the Candidates March 13, 2025 at 7pm at the Clubhouse.

B. Annual Meeting March 27, 2025 at 7pm.

10. OPEN FORUM

- San LaPoint, lot 811, let us know the new horseshoe pit addition will be discussed and finalized at the April Raintree View meeting.

11. ROUNDTABLE

- Rachelle stated that the Annual Meeting ballots are arriving at the memberships homes this week. She also let everyone know that Debbie Hanss from the office will be retiring at the end of March after 27 years. Debbie, thank you for your years of service and being a bright spot in the office. You will be missed.
- Jeff presented a Long Term Community Investment Sub-Committee document for Board consensus to be placed in the April Shoreline. The document gave a summary of the Reserve Study and how funding of the study is very important to the community and inability to fund is one of the primary reasons why the LTCI sub-committee is proposing a dues increase. After some discussion with the board and membership in attendance, the publication of the article was placed on hold. The sub-committee will need to decide how to proceed moving forward.

12. ADJOURNMENT 8:46pm

- ***Motion to adjourn: Jeff***
- 2nd: Kelly Bride
- Approved 5-0