



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Summary

NOTE: The Recording and the Motions are the Official Record of the POA Board Meeting. This summary is an AI (Artificial Intelligence) generated supplement for Property Owners use.

November 20, 2023

Link to meeting recording: <https://www.youtube.com/watch?v=gTe1rmCD1ao>

Go to Raintree Website, Board Meetings, Board Meeting Recordings, 2023 Board Meetings.

Property Owner Addressing the Board

None at this time

Unfinished Business

Technology and Events Committee

- IT Committee formed to oversee IT infrastructure with Glenn Witt as chair, Dave Wooldridge as co-chair.
- John Willet was nominated as chair of the Events committee, with Kent Campbell accepting the co-chair nomination.
- The events committee will oversee events in the community, with a focus on coordination and communication, and will not be responsible to host events themselves.
- The Events coordinator would handle vendor and property information for events. There was agreement on the need for a coordinator to streamline event planning and ensure everything is completed and turned over to committee chair who then informs the Board.

New Business

Parking stickers for Raintree subdivision residents.

- The need for a new parking sticker system was discussed.
- John provided historical context on the issue, mentioning that only a small percentage of property owners have registered their vehicles and purchased stickers in recent years.
- Dave expresses concern about enforcing a new sticker policy, as guests can add 10 GATE cards and give them to anyone without proper identification.
- Desiree Rodriguez suggests that even if the sticker is mandatory, it may be difficult to determine who is a resident and who is a guest due to the lack of information on visitors.
- Desiree Rodriguez mentions that the current rule requires all vehicles have identification for beach access, either through a sticker or hang tag, and that the rulebook is open-ended on what kind of identification is required.
- Dave mentions RFID stickers for vehicles in the community would be a good start for security purposes knowing the sticker would be associated with Property Owner. The RFID sticker would replace the gate keys, thus having vehicles registered at Raintree in order to get in.
- Dave suggests a yearly renewal system for RFID IDs to avoid stagnant IDs and close the gap of

existing gate cards that are shut down.

Halloween

- It is permissible for all trick or treaters to trick or treat anywhere in Raintree.
- Residents discuss Halloween events to include Spring Lake.
- Directional signs didn't match the time that was promoted by the POA communications, and will adjust those times for next year.

Ballot Item Special assessment for Raintree community.

- Ballot proposal for a 1% assessment charge to be paid at closing of anyone who is building, buying home and/or lots.
- Tillie Winchester expresses concern about the 1% buyer's fee in a private community, wondering if it could be a burden for homeowners in a difficult market.
- Kent Campbell explains that the fee is only paid when property changes hands.

Open Houses

- Request for Open Houses on Sunday 1-3 pm was denied.
- Dave Wooldridge suggests real estate agents could use a guest gate code to show properties without holding an open house, potentially reducing security concerns.
- Kent Campbell mentions an agent allowing people to enter a property without an open house, highlighting the need for alternative solutions.

Automated Voting methods for board elections.

- Tillie Winchester discusses voting system options.
- Using a scantron to tally the votes in the election would be quick and easy, cost is minimal and she already has the Scantron.
- Nick King suggested using an IPAD for voting and using software to tabulate outcomes.
- A Property owner says there are software applications that can be used for the yearly elections.
- Tillie explains how to use a tally sheet for voting, expressing concerns about the form provided by the company.

Treasurer's Report Presentation of Bill/Finance and Collections

- John notes that on delinquent accounts the first two cards issued on the account are not shut off, the additional cards will not work, and property owners would have to walk to their homes or call through guest kiosk if they haven't paid their assessments.
- John Willett discusses liens and their impact on collecting debt.
- John Willett highlights financial reports, including profit and loss statements and balance sheets, and discusses dredging fund allocation.
- In early 2022, the board agreed to hire a fourth employee for the raintree office, but unsuccessful attempts to hire and retain the employee led to a delay. The board ultimately voted to implement City and Village services to process Raintree assessments, which would save the association approximately 38% of the cost of the fourth employee.
- John Willett explains how the organization handles money collected for various purposes, including paying for postage and mailing, and how they decide when to send the money to the POA.
- John Willett mentions that the office has been cleaning up accounts receivable to remove bad debt, and they've collected 40 assessment payments since turning off the cards.
- Nick King highlights the benefits of the new collection process, including streamlined processes overseen by a licensed accountant, reduced employee turnover, and increased security through internet bank payments.
- Nick King expresses concern about the cost of hiring additional employees to manage the office workload, citing a previous attempt to hire a fourth employee that resulted in overtime pay for two existing employees.
- Nick King highlights the benefits of the new system, including streamlined payments and reduced stress on the office.

Communications and Correspondence Report

- Tillie Winchester discusses updates from the property owners association,

- including website changes and communication reports.
- Nick King announces his departure from the board.

Standing Committee Reports full reports will be posted on the website

*highlights and upcoming events

Administration:

- tax filing and the normal day to day duties

Legal:

- No open legal cases.

Architectural Control:

- Meetings are held the Thursday before the monthly Board Meetings.
- Nick proposed that we have one contractor do the road cuts because the quality of the work has varied greatly. He will bring it up to the ACC committee and bring it back for discussion at a later date.

Lakes and Beaches:

- Kent Campbell discusses Spring Lake's fishing capabilities and vegetation.
- Residents of Spring Lake are concerned about the clarity of their lake.
- Kent Campbell is in the process of learning as much as he can about lakes, vegetation and water treatments.
- Dave Wooldridge and the whole Board thanked Nick for his time, expertise and chairing the ACC Committee.

Maintenance:

- RVN Cardio Club helped with the removal of leaves on POA common ground. It's not too late to join, you can contact Steve Jefferson at rvn@raintreepoa.net to get information for upcoming projects.

****IF ANYONE HAS ANY AREAS THAT THEY SEE NEEDS ATTENTION, PLEASE FILL OUT A WORK ORDER AND WE WILL ASSESS WHAT CAN BE DONE, THANK YOU IN ADVANCE.**

Roads:

- No updates at this time.

Rules:

- The dog policy censure has increased to \$250, any pet including cats that are running loose or not confined are in violation.
- Reminder to pick up pet feces.
- Winterizing boat, you have 48 hours that you may park boat on grass or in front of home.
- Do not burn in the ditches.

Security:

- The POA Office is NOT opening the gates for deliveries, service/repair people, lawn service, propane delivery, home maintenance, etc.
- Service/Repairs/Deliveries are very different than Hospice/Home Health Care

****PLEASE BE PATIENT WHEN SOMEONE IS REPAIRING A GATE ARM, THANK YOU FOR REPORTING DOWN GATES AND MOVING THE ARMS OFF THE ROAD**

***Note this is a trial to hear feedback from Property Owners and speed up the board meetings and address concerns and highlights of RT residences. The Property Owner has three minutes to address the Board on all of these occasions. We will have a time limit of 30 minutes total for the input from Property Owners. Format for this will be put in the Roundup. We will try to have forms available online to submit requests.**

Open Forum:

Discussion about Country Club-POA had met with Dave Tucker in the summer on negotiations with a restaurant and the upkeep of the Fitness Room. Restaurant and Pickle ball will be here soon.

Discussion about stocking of the lakes, need for a census and that there is a schedule of which lakes get what fish. The schedule is in the office.

Possibility of Property Owner volunteering to clean office.

Summary submitted by: Tillie Winchester, Board Secretary via OtterAI

Raintree is a "Deed Restricted Community" governed by BYlaws, Covenants, and Rules that apply to all Raintree Property Owners. It is your responsibility as a Raintree Owner to understand and adhere to the Bylaws, Covenants, and Rules. Non-Compliance can lead to fines. Below are the links to these documents.

<https://www.raintreepoa.net/unoanofe/2023/02/2022-BY-LAWS.pdf>

https://www.raintreepoa.net/unoanofe/2023/01/RTPOA_Covenants-1.pdf

<https://www.raintreepoa.net/unoanofe/2023/07/2023-RULES-MANUAL.pdf>