



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Summary December 18, 2023

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.

Summary

- **Voting system for local board meeting.**
 - John Willett leads meeting, adds agenda items, and discusses approval of the overall agenda.
 - Tillie Winchester discusses using a scantron to tally votes in an election, considering scenarios where voters may try to manipulate the system.
- **Voting process and ballot counting.**
 - Using a tally system for voting, potentially saving \$2,000 in legal fees and reducing time.
 - Discussion around adopting this new process for voting on board positions.
 - Discussion about marking scantrons to identify the difference between the property owners and homeowners, and then double-checking the count for accuracy.
 - Suggestion for a test run of the scantron system with a small group of homeowners before the election to ensure accuracy.
- **Security measures for a community, including RFID stickers.**
 - There was discussion on the potential issues with RFID system at the gate, including lack of registration and ease of passing gate cards around.
 - Suggestions for a \$10 auto/golf sticker for beach access, with a possible color-coded system for preferential beach access at an extra \$5, totally \$15.
 - Committee members discuss ways to encourage people to get a sticker, rather than for just accessing the beach.

- **Beach parking privileges for homeowners in a community.**
 - Concerns were expressed about paying for a parking sticker, is unfair to have special privileges for those who pay more. All have access to the lakes and beaches, not more privileges over another because you pay more.
 - Discussion of the use of additional revenue from parking stickers for beach improvements, with some expressing concern about the fairness of the system.
 - Homeowners in the community want exclusive parking spots for themselves, not visitors.
- **RFID implementation and sticker rollout.**
 - There was a discussion on IT committee, taxes, and hangtags.
 - There was a suggestion to delay renewing auto stickers to avoid confusion, in case we adopt RFID.
- **RFID technology for gated community security.**
 - Guests can use RFID tags for easy access to community with the need to register their car.
 - There were concerns about the cost and security of the new RFID gate cards.
 - The challenges of identifying vehicles and their operators at the present time, has limited information available.
- **Improving security at a gated community.**
 - Discussion regarding the issue of unregistered vehicles entering the community, with no information on the vehicle or owner.
 - We as a community don't know who's physically using the cards, and there are countless beach violations with no information on the vehicles.
 - There was agreement that RFID stickers could be a solution but raises concerns about the cost and logistics of implementing such a system.
 - It was suggested that using RFID technology could improve security in the community by tracking who enters and exits the gate.
 - It was proposed that updating the current community cards with new information to prevent unauthorized use and ensure safety.
- **Implementing RFID system for property access.**
 - Discussion on the cost of implementing an RFID system for property owners in a gated community, with some members expressing concerns about the cost and potential security benefits.
 - The group also discusses adding a 1% fee to property sales to generate revenue for a ballot item that was submitted by a property owner, with some members stating that it would prevent future cost of living increases and provide much-needed funds for the organization.
 - There was discussion on potential legal issues with proposed community assessment.
- **Home renovations and variances in a community association.**
 - It was decided to the continuance of selling hang tags to raise money for lakes and beaches, with lot owners able to buy them for \$25.
 - Decided that leaving the hang tag design and revisiting the auto sticker in January.
 - Committee discusses variance request for deck extension in backyard.
- **Budget, financial statements, and communication with property owners.**
 - Treasurer mentions a \$3347 expense for new tires for a truck.
 - Treasurer requests budget updates from the committees and approval for 2024, while the group discusses communication concerns regarding leaf disposal and website updates.

- Using AI to summarize board meetings, saving time and providing a more accurate summary than verbatim notes.
- Using AI to generate summaries, noting that it's not the official record but a helpful tool for property owners.
- **Committee reports and meeting summaries.**
 - The use of audio transcription and artificial intelligence to summarize meetings, with the goal of providing a quick and easy way for attendees to review the meeting's key points.
 - Highlights of the potential benefits of using audio transcription and AI, including improved accuracy and efficiency, and the ability to provide meeting summaries by Friday after the board meeting.
 - Updates on lake vegetation maintenance: "I'm anticipating a quote from Aqua services for Lake vegetation."
- **Lakes and beaches committee meeting, maintenance updates, and community involvement.**
 - Committee member suggests reviewing a treatment process that could improve water quality. Lake's chair will schedule a committee meeting after the 1st of the year.
 - Suggestions for scheduling a meeting in February to inform property owners about the upcoming presentation from SisBio HAB Prevention and Lake Remediation Program.
 - Presentation is tentatively scheduled on Thursday evening at 7 PM, February 22, 2024. This will be a presentation to Raintree on the services they can provide in the treatments of our lakes.
 - A project to refresh the forest entrance, including berms, gravel, stones, bushes, and perennials, with volunteer help is ongoing.
- **Community issues and road maintenance.**
 - Updates the Board on office projects, including road repairs and end-of-year reports.
 - Emphasizes on the importance of parking rules during holidays and guests, ensuring emergency vehicles can pass through.
 - The rules manual is outdated and needs to be updated, with a focus on camping guidelines, animal policy, and RFID due diligence.
 - Discussion of potential issues with the new RFID system, including installation time and affordability.
- **Budget and expenses**
 - Community prioritizes security, with RFID technology seen as important for safety and convenience.
 - Treasurer mentions that the town's credit card expenses will be rolled back to individual accounts for next month.
 - Concerns about the association's financial challenges, including unpaid assessments totaling \$238,000 and a lack of security measures were mentioned.

Link to meeting recording: <https://www.youtube.com/watch?v=gIe1rmCD1ao> Go to Raintree Website, Board Meetings, Board Meeting Recordings, 2023 Board Meetings.