



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors **Additional** Meeting Summary June 5, 2024

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.

Glenn Witt was not present.

Summary

- **Assessment models for Raintree community.**
 - Outline cost-saving measures for Raintree community was presented and discussed.
 - A 4-tier assessment model for Raintree, with 97.1% of total income from assessments.
 - Assessment levels include budgeting for security, roads, and lakes, with 5% of collected revenues minimum for each.
- **Property management and assessments for a subdivision.**
 - A management company that could save the subdivision \$223,000 in costs.
 - The all-in assessment for property management and maintenance, highlighting the savings over what we are now spending for our office and maintenance.
- **Property management, budget, and maintenance.**
 - Explanation of property classification and fees in detail.
 - Explanation of the budget for the community association, highlighting the income and expenses of various categories.
 - Property management would save POA equipment replacement costs and upkeep.

- The property management company has not been asked to perform maintenance tasks, despite having long-standing relationships with multiple maintenance companies. It is always a possibility to do so for the future.
- The maintenance could be performed by outside contractors, getting bids on those services separate from the property maintenance.
- **Property management options, assessment increases, and billing codes.**
 - There was a suggestion of lowering assessment if excess funds are available in future years.
 - Discussion of the potential savings of using a property management company, with estimating a \$223,000 annual savings.
- **Budgeting and expenses for a management company.**
 - Discussion of budgeting and changes to assessment revenue.
 - Outlines cost savings from declining expenses.
 - Explanation how outsourcing accounting tasks to a management company saves time and money.
- **Community association expenses and budget.**
 - Property management fees and expenses were discussed.
 - Explanation of road expenses and money allocated.
- **Property management association and assessment options for community.**
 - Explanation of tiered pricing options for snow removal services.
 - Explanation of how our current property management fees will change without the Property Management Association.
- **Managing a subdivision's roads and maintenance costs.**
 - Discussion of potential cost savings with property management company.
 - Explanation of the assessment of road maintenance costs, using an average useful life of 15 years and a cost basis of \$300,000 per year.
 - Based on feedback from the initial ballot proposal of \$50 to \$150 per owner per year for assessments, Board has looked at other options.
 - Thanks to Linda and the project team, and real estate team for their efforts in compiling information from other lake communities and property owners.
 - Board discusses potential for management company to take over maintenance.
 - Suggestion of holding onto equipment for another year to ensure management company can deliver.
- **Lake maintenance costs and volunteer efforts.**
 - Discussion of maintenance of lakes and treatment facilities, including outsourcing to companies like Clean Flow.
 - Maintenance costs of the lakes drop after five years significantly.
 - Community members in Sherwood and Indian Lake are taking on maintenance tasks to reduce costs. We could reinstate the volunteer network.
- **POA budget and road maintenance.**
 - There's concern about new roads being built without proper planning and maintenance.
 - There's a plan being created for the use of road funds.
- **Property management fees and stickers.**
 - In the All-In ballot item, sticker fees would be included in the assessment.

- **Hiring a property management company for security and automation.**
 - Discussion of a management company's services, including accounting, billing, and security checks.
 - The online system allows homeowners to approve plans and ask questions electronically for ACC projects.
 - The automation and efficiency of the company's services, including maintaining work orders and communicating with security personnel was impressive.
 - Censures and violations can be streamlined.
- **Increasing community fees to maintain standards and address financial deficit.**
 - Explanation of why the community needs to increase assessments to maintain standards.
 - Saving money now through a property management company is a step in the right direction to maintain and move forward technologically and efficiently.
 - Our current assessment model will not sustain our lakes, roads and security.