

JUSTIN SCHULTE
BOARD POSITION 2024

Raintree is a beautiful Community but has so much more potential. I feel we are at a serious crossroads with the current condition of some of our roads and the lakes. If our roads continue to deteriorate, our property values will significantly decrease and without nice, healthy, stocked lakes we are no different than any other subdivision. Having 4 lakes, the BEACH, the public country club in our backyard, campground and the social activities is what sets Raintree apart from the others.

I do think there needs to be to be an increase in POA fees. It's unfortunate that there really hasn't been an increase over the previous years and now we must play catch up. While I understand the big picture, it could place a burden on residents that live off a fixed income or that already have a tight budget. While it personally would not affect me financially, it will some. It may seem like a large increase but most of the community could make the necessary budget adjustments to ensure RT stays Beautiful, safe, clean and thriving. A co-worker of mine has property at Innsbrook and their POA fees are around \$2500/year.

As a FF/Paramedic for 20+ years; I am accustomed to organized chaos as kind of my normal way of life. I fully expect this if elected because 2/3 of the board will possibly be new. It will take the new board time to get up to speed on the operations, finances and familiarity with the brand-new contracts with CMP and 1L that the current executive board signed into effect. I do not understand what the reasoning was to sign contracts roughly 28 days before a new board is elected, seated and organized. Maybe it is a good decision. Maybe it is not. I have worked under boards, operated within by-laws, policy, been involved with personnel contracts and involved in committees throughout my entire career. I personally do not think that is good practice to do when possibly 2/3 of the board could be new within a month. They should have held off and presented their research to the new board and assisted with a solution with information that was provided. I will adhere to and enforce the Rules, By-laws and Covenants.

I think most of the residents & property owners' focus is on the condition of the roads, lakes/beach, security and finances. I will touch on each of those.

ROADS: Road conditions/situation need to be addressed. Where has the prior year's road money gone? I don't know that answer yet. An evaluation needs to be done and prioritize the worst part of the roads to be fixed first. We need to get estimates on sealing the roads and keeping that on a scheduled program to give the roads longevity. Multiple bids would be obtained with references from prior completed jobs by said companies so we can assess the quality of their work.

LAKES/BEACHES: We need to address the coves in the lakes. I agree with Brian Fink to explore the options and obtain further information on bio-dredging so the lakes can be healthy, clear/clean and sustain quality fish size and population. Options to expand the beach area, remove the shelf rock up to the point of the solo tree on the beach or a little bit past. A rinse station would be greatly appreciated by beach goers.

SECURITY: Security and access need to be tightened up a bit. More than 1 board member should have access to the security system to assist with investigations when needed. I am not opposed to having a security guard during peak seasons during the weekends to check people as they come into Raintree. Residents, owners and guests are responsible for the damage they create on RT property. Damages are not the responsibility of other residents or owners to foot the bill. Yes, RT money may have to be used initially to fix something if it causes security issues or a danger to the community.

COMMUNICATIONS: We need to use technology to our benefit for mass communication to residents and property owners. Unfortunately, multiple platforms are being used today to get information out. We need to research options to make it more streamlined. We have a lot of negative bickering back and forth and that is not going to solve anything; it's just causing division. Before you complain about something or someone, ask yourself, what have I done to work towards a solution? If the answer is nothing, then quit being a Keyboard Warrior because you are part of the problem.

FINANCES: The new board needs to research prior years, current and future projected expenses. Based on that information create a budget and work within that budget. There are a lot of unknowns now with new contracts that we will have to abide by. They claim CMP will be able to enforce collecting POA fees and hold owners accountable for paying their dues so we will see how that shakes out; I hope that is the case.

IN CLOSING: Residents and property owners want transparency from the board as the board should be 100% transparent. Detailed (itemized) Finance reports should be available. Community needs must come before the wants. I have a few ideas for some special committees or work groups for smaller scale projects. I will always support community activities i.e. food trucks at the beach, cornhole tournaments, July 4th activities, parades etc. I believe any substantial projects or expenses should be presented to the community and voted on by the people.

THANK YOU FOR YOUR CONSIDERATION

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