



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Annual property Owners Meeting

September 18, 2016

Opening – Dennis Schwantner called the Board Meeting to order at 12:30 p.m. with the Pledge of Allegiance. Dennis announced a Quorum.

Present Board Members –, Dennis Schwantner, Jerry Radake, Lori Bundstein, Toni Burst, and Dan Osolinski were present. Jim McClung, Deb Enderson, Jerri Jean Hicks, and Douglas Wells were absent.

Approval of Agenda – Dan made a **motion** to accept the Agenda, seconded by Toni, **motion passed unanimously**.

Introduction of Current Board Members –All present and absent were introduced.

Approval of Minutes – Dan made a **motion** to accept the minutes of the August 15, 2016 open meeting, seconded by Lori. **Motion passed**.

Treasurer's Report – Jerry reported:

Total Income	\$ 847,596.24
Total Expenses	<u>\$ 403,986.58</u>
Net Income	\$ 443,609.66

Correspondence Report – Lori reported it's been a quiet month. We sent out twelve (12) violations and eleven (11) collections. There was one (1) anonymous letter received regarding the country club issues.

Standing Committee Reports

- **Administration and Legal** – Dennis reported 2016 Judgements sent \$668,244.52 of which \$1,500.00 was recently collected. 2016 Collections sent \$ 95,295.92 of which \$ 22,193.82 was received. Shorten the annual newsletter process by 2 weeks. Shorten the annual assessments process by 3 weeks. Simplified the accounts receivable process. Simplified the Tax Sale Process. 2015 & 2016 the office have simplified and found ways to cut costs. 2015 collected a total of back assessments \$64,046.64. Jan. – Sept. of 2015 we collected \$47,432.13 and in Jan. – Sept. of 2016 we have collected \$22,193.82. Aggressively collecting back assessments. Nothing new to report from Legal.
- **Architectural Control** – Toni reported the last meeting was 9/1/2016, approved 1 house at the corner of Sumter and Atlanta, a roof over an existing boathouse, and a handicap sidewalk for a home on Cedar. ACC currently has 11 members – 3 women, 8 men. In 2015, 5 homes were approved– so far in 2016, 6 homes approved, bringing total to 715 homes. We have also approved 3 boathouses, 2 handicap sidewalks and 1 garage. Raintree is growing.
- **Communications** – None.
- **Finance** – Jerry reported our ICF fund (our savings fund 5% of our annual assessments) currently \$31,700.00 roughly – we have moved \$27,000.00 into this fund. We have a new account - \$100,000.00. We have also moved \$100,000.00 to a 3rd bank. FDIC only insures each individual \$250,000.00.
- **Lakes and Beach** –Lori reported we received reimbursement for the damage to the boat ramp. The contractor which bid on the spillway now states he is unable to complete it. We will be resubmitting proposals for the spillway. The courtesy dock has not been installed due to the high water levels. Will work diligently to get these lakes treated properly next year. Will be sending a letter to inform people around Winter and Summer lake of the situation.
- **Maintenance** – Dennis reported maintenance has been busy with summer duties, grass, vegetation control, taking care of the pavilion, campground, and equipment maintenance. Maintenance has been busy clearing ditch lines and removing debris placed there by residents. Maintain syphon on small lakes when threat of running over spillway. We have approximately 100 tons of salt in storage from our supplier ready for delivery. Cutting and removing of fallen trees from parks and roads. Assisting Lakes & Beaches with swim ropes and buoys replacement. Added return air supply to office side HVAC system. Repaired cracks on Autumn Lake Dam and Column Drive entrance and other areas where needed. Thank you (from Tom) for the new 2015 Chevy Truck with the plow. Improvements to salt bin completed – including concrete floor, roof guttering to divert the water away

from the building, rebuild the block wall by the POA rear steps. Plans for the upcoming winter, salt has been ordered and we are assessing our equipment needs. We are currently taking bids for a new salt spreader.

- **Roads** – Dennis reported last fall had so much damage due to the flooding. We had 9 or 10 locations that we patched up, put in some new culverts, and put in a guard rail. Made a long list of the roads that had work to be done this upcoming year. We also isolated the roads that were obviously damaged by the remediation vehicles. Had meetings with EPA representatives and Prudent Company. We have been approved and received \$129,000.00 for road repairs from the EPA. West Paving worked on Plantation and will be starting on the asphalt work needed. At the end of the year we will have spent about \$200,000.00 on the road work/repairs. We have Phase II on our roads which will hopefully get this done before the end of the year – that will be about another \$40,000.00 spent on the Phase II road repairs. All together we have located about 70 locations that are in need of repair as of last winter (December/January). Since we've accrued more damage from remediation or water damage/floods there will be an additional list. West Contracting will be giving Raintree bids on the additional work needed and I'll be coming to the board with that cost.

- **Rules** – None.

- **Security** – Dan reported there was a major incident, a car flew over the sidewalk curb by the pavilion, over a huge rock, became airborne and landed on the beach. We now have body cams for security guards. It did take Jefferson County 90 minutes from the time it was called in to show up. We compiled all the information, body cam footage, and submitted to Jefferson County District Attorney for processing. This has never happened before – but the Board has already received some quotes and approved a retaining guard rail across the upper level. We have caught many people swapping their Raintree auto sticker from one car to another. My recommendation to the future board would be to change the color and duration of the Raintree sticker. Some people sold cars, and have been taking the sticker off the old car and placing them on the new car. This makes it difficult to manage people at the beaches and the parking areas. By changing the sticker color and the ability to remove it (should be similar to the license plate tag) – if you try to remove it, it will rip. This would require everyone to update their vehicle information every 3 years, and we can download the information from here to an I-pad so beach security and parking lot security can tell at an instant if the sticker corresponds with the vehicle. This year with the alcohol abuse, and the rude conduct not only to our security but also to Jefferson County, we need to revisit the Foul Language rule, bump that up to \$100.00/ first fine – then \$250.00, \$450.00 - It's worked well with the gates and it's worked well with the ATV's. Glass on the beaches – may want to bump that up to \$100.00 and escalate from there. Front gate had some problems with the reader (moisture related) –it has been replaced. May want to consider removing guest codes. Unless there is an incident, and we pressure how someone got in we have no way of knowing whose guest code they have used. \$35 or \$40 for proxy cards. Still keep our daily numbers for outside vendors, heating/cooling, deliveries or repairs. Having problems with people launching down at the beach. Thought about signs, but too many signs. Boat Stickers with 2-parts. Larger portion for on the boat, smaller tab to be placed on the trailer. Thank you to the board for your help and support over the years. The board may want to look into hiring a part-time security guard to check on vehicle stickers and verify they are on correct vehicles.

Old Business – We implemented a program about 6 or 7 months ago about the remediation vehicles crossing the dam. We voted that we were going to issue a \$500.00 fine to those Prudent vehicles for crossing the dam. We could use the help from the residents/property owners that if you see a Prudent vehicle if you could get the license number and picture with your phone---report it to the office and we will issue the \$500.00 fine.

New Business – Introduction of Candidates: Cherie Bujik, Toni Burst, Michael Clamors, John Drouant, Deb Enderson, Ray Graf, Jerri Hicks, Jackie, Keating, and Jim McClung. After the election vote is counted, those elected need to stay.

Adjournment – Dan moved to adjourn, Lori seconded. **Motion passed.**

Open Forum – The following issues were discussed:

- Auto Stickers on Drivers Side
- Mo. Case Net – Civil Judgement – Lawsuit – Attorney Fees
- Lakes/Beach – Change from Green Flag to RED (No Wake)
- Boat Sticker Rules – Add to forms (flag color)
- Security –
- Thank you to Dan Osolinski for his years on the Board