



**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

Board of Directors Meeting Minutes

January 18, 2016

**Opening** – Jim McClung called the Board Meeting to order at 7 p.m. with the Pledge of Allegiance. Jim announced a Quorum.

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

**Approval of Agenda** – Lori made a **motion** to accept the Agenda, seconded by Jerri Jean, **motion passed unanimously**.

**Approval of Minutes** – Jerri Jean made a **motion** to accept the minutes of the December 21, 2015 open meeting, seconded by Deb, **motion passed**.

**Treasurer's Report** - Jerry reported on the Profit and Loss Statement on a cash basis from December.

- Total Income \$847,481.17
- Total Expenses \$553,863.17
- Net Income \$293,618.00

Jerry reported we had two gate card refunds and one deck refund in December.

**Correspondence Report** – Lori reported we received five correspondences, three concerning the election in December, one concerning a gate card, and one Christmas card. Eight bids were sent out to contracting companies for bid repairs on the dam and spillway.

**Standing Committee Reports**

- **Administration and Legal** – Jim reported the new database is up and running. Year-end financials are in place. The office has been working with Dan to make sure the gate system is functioning correctly. The office has been researching files and getting information on filing Judgements on large lots owners that have not been paying assessments. There are no pending legal issues at this point.
- **Architectural Control** – Toni reported there were no meetings this month. There was a letter sent out concerning work site clean-up.
- **Lakes and Beach** – Doug reported we sent out requests for bids to eight contactors, but only had one interested in the project. The gentleman who was interested had an emergency and was not able to make the Q&A meeting with the engineer, so he was met later in the week. He is interested in bidding on the dam and spillway project, he just needs to meet with the engineer on site to discuss what all need to be done. There will be a Lakes & Beaches committee meeting next week. Lori added access to the dam for repairs needs to be discussed per the contractor.
- **Communications** – Deb reported we are continuing to look for ways to communicate more and better with community. One such way is the Facebook page that was set up. This will be a good way to get information to the community such as meeting dates. The Facebook page is called Raintree POA Community. Lori reported we have someone who is working to rebuild and update our website free of charge. The new website will be more user friendly for both the page visitors and the office staff who updates the page. Lori made a **motion** that we work on getting the website rebuilt, Jim seconded, **motion passed**.
- **Finance** – Jerry reported we have sent the larger companies to a lawyer for Judgements and we are now working on sending individuals. There are three cases of individuals who live within Raintree; these cases will be sent first. They should be sent by early February, if this process works well we will continue to send more cases. Jerry reported the Pier Fund only has approximately \$4,100 in it, if you read the guidelines for how to obtain a building permit you will find it says no floating piers or docks are allowed. It would be preferred to take this money and put it in a budgeted project account for next year. It has been looked into to use this money to get a floating dock that is removable during the winter. Jim reported we would need a variance to get a floating dock. Jim made a **motion** we change our accounting practices from maintaining individual accounts to maintaining a documented trail of money in one account for both the dock and fish funds, Jerri Jean second, discussion followed, **motion**

