



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Summary
February 19, 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.

Absent: Dave Wooldridge, Kent Campbell

SUMMARY

Agenda

- John Willett called meeting to order, lead the Pledge of Allegiance, announced a quorum, approves agenda and motions from January 15, 2024

Security

- Discussion on different improvements on our security, such as RFID, LPR Cameras and improving our gate towers.
- Current system does not contain vehicle information on who enters our community.
- Need to do a better job at knowing what vehicles and people are coming into our community.
- Having registration of vehicles, homeowners' information is important in knowing who is coming in and out of Raintree. If entering our community is tied to vehicle and property owner

information, we will have a better handle on who is in our community.

Technology

- Implementation of the Revver software is ongoing.
- POA is planning on phasing out paper files and transition to electronic system, starting with new information and working backward to load the existing files.
- Goals are to have Revver for owner facing tasks will be custom-built.
- Building system is currently ongoing and the training of staff has started and payable has already launched. Next will be to launch sticker forms on line by end of the month.

Ballot Items (submitted and discussed)

- Proposed change to assessments for properties without houses that have been improve with a seawall, boat house, or a driveway.
- Proposed doubling the late fee from 1% to 2% for delinquent property owners.
- Special Assessment for roads--\$250 per year for 3 years, Jan 2025, Jan 2026, Jan 2027. In 2028 Special assessment decreases to \$100 and will continue yearly unless membership votes to increase, decrease or eliminate.

Financial Reports

- Posted on website.
- POA is taking legal action against 280 delinquent accounts, totaling \$228,000.
- Discussion of new budget, prioritizing lakes and security.

Communications

- Website updates are ongoing to help make raintreepoa.net user friendly.
- Incident report protocols were discussed.
- Discussion of disrespectful treatment of office staff by property owners will not be tolerated. Consequences can be censures, banned from coming into the office to do business.

Roads and Maintenance

- Important to submit work orders for any issues. Can be filled out online on the raintreepoa.net website.
- Educating the public about the costs and repairs of our roads is essential in getting funds for improvements and upkeep.

Lakes and Beaches

- Upcoming meetings with vendors and the start of monthly meetings on the first Monday of every month.

You can listen to the audio of this meeting on our website, raintreepoa.net under board meetings.