



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

### **Board of Directors Monthly Meeting Summary** March 18, 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.**

**All Board Members present.**

### **Summary**

- **Agenda items and board meeting approval.**
  - Dave Wooldridge called meeting to order, lead the Pledge of Allegiance, announced a quorum. Committee discusses agenda items and approves board meeting motions from February 19, 2024.
- **Proposed assessment in Raintree.**
  - Property owners/realtors expressed concerns about the proposed 1% assessment in Raintree subdivision, citing potential impact on home sales and community reputation.
  - Similar communities in the area have experienced a decline in home sales due to special assessments, and fears that Raintree will suffer a similar fate.
  - Property Owner asks for clarity on software applications and services provided to the community. Property Owner gave written questions concerning Revver.
  - Property Owner gave written questions to Board about use of City and Village.
- **Beach sand and skid steer rental for a community project.**
  - Request for approval \$2,345 in sand for beach.
- **Fish stocking and porta potties for a lake.**
  - Explanation of fish stocking plans for lakes. Approved \$2300 to NEMO Bait and Fisheries for 400 Triploid Grass Carp.
  - Presentation for an estimate of \$5,675 for renting four porta potty units from First Stop, with additional units for Memorial Day, Fourth of July, and Labor Day.

- Estimate is based on using the First Stop company at six 28-day cycles, and includes delivery, pickup, and cleaning fees.
- **Managing lakes and treating vegetation.**
  - Request to approve \$61,914 to treat all 4 Lakes. April-September and chemicals approved by Dave Tucker, owner of Raintree Golf Course to treat Spring Lake.
  - Discussion of the high cost of chemical treatments for lakes and the potential for a single company to manage all lake services, including fish stocking and bio dredging.
  - Committee discusses long-term solution for lake water quality, including dredging and chemical testing.
- **Restricting entrances and exits in a gated community.**
  - Property owners in Raintree Plantation cannot use adjoining lots to circumvent approved gates or thoroughfares.
  - Discussion of potential security measures for Raintree property owners.
  - Discussion about the possibility of running the issue by the attorney to get his opinion on the matter.
- **Budget and finance**
  - Announcement of online store for ordering stickers and hang tags, with payment processing through the office will be a future feature on website.
- **POA website updates and community events.**
  - Working hard to update website with recorded meetings and meeting summaries.
  - Upcoming events, including a mock election April 2-5, and we are looking for someone to organize garage sale.
  - Addressed concerns about burning brush and unattended burning.
  - Committee chairs and co-chairs are asked to review the list of members on the website and update the website with correct information.
- **Funding for community projects.**
  - Emphasizes on the need for significant funding to address the ongoing issues with the Raintree's roads and lakes.
  - Discussion of ways to increase assessments to fund community improvements, including a monthly payment plan.
  - Preliminary research on a formula to bring in \$2-2.5 million over 3 years, with the goal of improving roads, lakes, and other community infrastructure.
- **Community improvements and special assessments.**
  - Discussion of a plan to simplify the assessment process by charging a flat monthly fee for all property owners, regardless of the number of lots they own up to 5.
  - Concerns about the plan, including the potential impact on the community and the lack of a vote on the proposal.
  - The real estate community can provide valuable information on amenities and special assessments around the area for comparison. Realtors can help promote the community's efforts.
- **HOA issues and community updates.**
  - A suggestion of a town hall meeting with realtors as presenters to educate property owners on the value of their properties.
  - Reserving the pavilion, campgrounds and selling stickers are ongoing.

- ACC mentions six projects this month, including a driveway, sidewalk, patio, retaining wall, fence, and swing set.
- **Security technology and solicitation rules in a community association.**
  - Committee discusses security updates, including replacing tower gate arms and testing license plate reader gate control, while shelving flock security cameras.
  - Suggestions for a full-time projector and camera system for live streaming and document sharing in meetings.
  - Questions about the cost-effectiveness of the current setup, citing low viewership numbers.
- **Fish management and budget in a community meeting.**
  - Lakes and Beach Committee are following the advice of the fish biologist in the Department of Conservation.
  - The need to address the overpopulation of fish in the lake, with too many fish and not enough cover, leading to stunted growth and overeating of offspring.
- **Improving Raintree Community's parking and security.**
  - A suggestion for renting out the campground during the winter months to generate additional revenue.
- **Beach parking fees and stickers in a subdivision.**
  - Enforcing the beach parking sticker system, is not the board's responsibility to police non-compliance.
  - Many residents will not purchase the sticker due to the cost, leading to further discussion on how to enforce the rule.
  - Residents debate and discuss parking stickers for beach access.

**You can listen to the audio of this meeting on our website, [raintreepoa.net](http://raintreepoa.net) under board meetings.**