



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Summary **April 15, 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.

***Note Ballot items are not listed due to length of discussion. Go to website and listen to recording for detailed information. We are currently in the review process from the attorney.**

Summary

- **Board meeting agenda, resignations, and appointments.**
 - Clarification of three-minute limit for property owners to address the board.
 - Questions submitted by two property owners were answered, check audio for complete explanation.
- **Document management software for a homeowner's association.**
 - Discussion of the POA's assessment process with city and village, including the benefits of using city for deposits and reconciliations.
 - City collects assessments of 1.4% on behalf of the POA, with limited interaction outside of the main assessment billing period.
 - Information on the cost of implementing and renewing a document management system.
 - Office staff should handle administrative tasks eventually with training completed on Revver, citing cost savings and ease of access.
- **Using Scantron machines for mock elections, with potential issues and solutions.**
 - A successful mock election with clear instructions for voters.
 - Explanation of the voting system for the board election, including counting ballots.
 - The discussion of saving money by using a digital voting system instead of a manual tallying of votes.

- **Event planning and insurance requirements.**
 - Modifying the event form to include an end time, while discussion of proposes of a total overhaul of the event form.
 - Insurance coverage for events, organizer's role crucial.
- **Security gate recommendations and voting on property owner association matters.**
 - Security gate recommendations include new arm control towers and LED strips.
- **Community ballot items.**
 - Discussion on the 14 ballot items that were submitted by property owners, you can go to recording on website under Board meetings, recording, to hear all that was decided to send to the attorney for review.
 - Details of the approved ballot items will come later.
 - Some ballot items are listed below.
 - Annual assessments can't be used until a later date, and monthly assessments would allow for more flexible revenue utilization.
 - Discussion on how to handle delinquent payments and when someone is considered delinquent.
 - Existing off-street parking materials may be approved by the architectural control committee, and personal watercraft or other similar personal property is not permitted on undeveloped lots without a concrete driveway.
 - Discussion over conflicts about driveways in a subdivision including concerns about cost and access.
 - Homeowners discuss parking issues and approval processes in the community.
 - Discussion about the issue of gravel driveways in the neighborhood, with some members expressing concerns about their legality and impact on ACC.
 - A suggestion is made to create a system for reporting and monitoring gravel driveways to ensure compliance with ACC regulations.
- **Raintree town hall meeting, mock election, and lakes and beaches.**
 - Mock election went well with the Scantron machine.
 - Raintree community garage sale set for May 4, 2024.
 - Standing committee reports, highlighting property sticker sales and online purchases from Administration.
 - Information on stormwater division demonstration and food service vendors for upcoming events.
 - Maintenance department's work, including crack filling on Autumn Lake, installing porta potties, and transitioning to spring grass cutting.
- **Collecting fines for parking violations, complaints, and violations.**
 - Committee discusses potential fines for code violations in the community.
- **Managing a homeowner's association with high turnover rates.**
 - Concerns about board continuity and the challenge of keeping track of responsibilities.
 - Committee members struggle with high turnover and lack of continuity.
 - Discussion of the role of the office in supporting the board of directors.
- **Cleaning up community covenants and bylaws.**
 - Suggestion was made in changing the name of the community Facebook page.
 - Discussion about cleaning up and rewriting the covenants and bylaws in plain English to avoid confusion and conflicts.

- Agreement on a proposed project to go through the covenants and bylaws section by section to identify any inconsistencies and make necessary changes.
- Discussion on the challenges with managing duplicate language in bylaws and covenants.