NOTICE OF THE ANNUAL MEETING
OF THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION, INC.

The Annual Meeting of the Villas of Rainberry Homeowners Association, Inc. will be held:

Tuesday, November 17, 2026, at 7:00 P.M.
at the
South County Civic Center
16700 Jog Road, Delray Beach, Florida

Registration will commence at 6:00 P.M. and should be completed by 7:00 P.M. Only members in good standing of the Rainberry Homeowners Association will be entitled to attend and vote at the annual meeting.

BUDGET: Enclosed is a copy of the Budget for the fiscal year January 1, 2027, to December 31, 2027. Under this Budget, there will be a fee increase of $10.00 ($220.00 per month).

ELECTION OF OFFICERS: Directors will be elected to fill the vacancies on the Board, created by either resignations or expiration of a term of office. Replacements will be elected by the membership, either in person or by proxy. Nominations can be made from the floor. There are four open seats: three vacancies for three-year terms and one vacancy for a one-year term. The following homeowners have been submitted by the Nominating Committee to fill these vacancies:

Bill Bower
Chip Goetz
Christin Seward
George Jonson
Joe Caputo

The following documents are enclosed and should be brought with you to the annual meeting: Meeting Agenda, Admission and Voting Statement, Proxy, and Budget for 2027.

Our annual meeting cannot take place unless there is a quorum of the membership (present either in person or by proxy), so please make every effort to attend. This is an opportunity to meet your neighbors and to participate in your association. If you cannot attend, give your proxy to a neighbor or designate a Board Member and mail it back to the Interim President, Sara Covington, 2165 NW 14th St., Delray Beach, FL 33445.

Respectfully,

/s/ Sara Covington

Interim President

AGENDA
ANNUAL MEMBERSHIP MEETING
OF
VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION, INC.
MEETING DATE - NOVEMBER 17, 2026

1. **REGISTRATION – 6:00 P.M.**

2. **CALL TO ORDER – 7:00 P.M. – PRESIDENT**

3. **VERIFICATION OF QUORUM AND TRANSMITTAL OF NOTICES OF ANNUAL MEETING**

4. **INTRODUCTION OF CURRENT BOARD OF DIRECTORS**

5. **ELECTION OF DIRECTORS**

6. **MINUTES OF ANNUAL MEETING OF NOVEMBER 17, 2025**

7. **TREASURER'S REPORT**
   - **A. CURRENT YEAR TO DATE**
   - **B. BUDGET FOR FISCAL YEAR 01/01/27 TO 12/31/27**

8. **COMMITTEES**
   - **ARCHITECTURAL**
   - **COMMUNICATIONS**
   - **LAKE BOARD**
   - **LANDSCAPING**
   - **MAINTENANCE**
   - **RECREATION BOARD**
   - **SECURITY**
   - **SPRINKLERS**
   - **TENANT LEASING**

9. **COMMENTS FROM MEMBERS**

10. **ADJOURNMENT**

Villas of Rainberry Homeowners Association, Inc.

ACCOUNT NAME		2026	2027	Difference	
		Budget	Proposed Budget	2027 to 2026	
Monthly Assessments		$ 758,520	$ 794,640	$ 36,120	
Interest Income				$ -	
Other Income				$ -	
Late Fees				$ -	
Total Income		$ 758,520	$ 794,640	$ 36,120	
Accounting Fees		$ 20,355	$ 20,355	$ 0	
Audit Fees		$ 3,500	$ 3,500	$ -	
Legal Expenses		$ 6,000	$ 6,000	$ -	
Licenses		$ 750	$ 750	$ -	
Communications		$ 2,300	$ 2,300	$ -	
Postage		$ 1,300	$ 1,300	$ -	
Office Supplies		$ 1,575	$ 1,575	$ -	
Taxes		$ 312	$ 312	$ -	
Miscellaneous		$ 4,000	$ 4,000	$ -	
Total Admin. Expense		$ 40,092	$ 40,092	$ 0	
Electricity		$ 49,491	$ 57,500	$ 8,009	
Spraying		$ 34,381	$ 37,390	$ 3,009	
Insurance/Casualty/Liability		$ 54,484	$ 64,486	$ 10,002	
Landscape Contracts		$ 148,005	$ 158,005	$ 10,000	
Landscape Other		$ 11,500	$ 15,700	$ 4,200	
Pool Maintenance & Supplies		$ 10,500	$ 10,500	$ -	
Water & Sewer Pool		$ 1,700	$ 1,700	$ -	
Pool Service Contract		$ 10,574	$ 11,102	$ 529	
Maintenance Wages		$ 10,400	$ 11,400	$ 1,000	
Maintenance Other		$ 21,050	$ 24,050	$ 3,000	
Sprinkler Parts		$ 19,000	$ 19,000	$ -	
Sprinkler Wages		$ 65,400	$ 68,000	$ 2,600	
Tree Maintenance		$ 35,000	$ 35,000	$ -	
Security		$ 300	$ 300	$ -	
Bad Debt		$ 4,000	$ 4,000	$ -	
Total Gen. Prop. Expense		$ 475,784	$ 518,133	$ 42,349	
Lake Governing Board		$ 11,000	$ 12,000	$ 1,000	
Rec. Area Governing Board		$ 197,200	$ 209,200	$ 12,000	
Reserve for Major Repairs, etc.		$ 34,444	$ 15,215	$ (19,229)	
Total Misc. Expense		$ 242,644	$ 236,415	$ (6,229)	
Total Expense		$ 758,520	$ 794,640	$ 36,120	
Monthly Assessment per property		$ 210.00	$ 220.00	$ 10	4.8%
Total Monthly Income		$ 63,210	$ 66,220	$ 3,010	increase
Total # of Villas Properties	301				
Total Annual Assessment	12	$ 758,520	$ 794,640		

9/7/2026