

RAINBERRY LAKE RECREATION AREA INC.
August 21, 2024, at 7:00 p.m.

PRESENT: Sara Covington, Joe Larocca, Chris Seward, Steve Rosenblit

ABSENT: Jeff Maul, Trey Godwin

I. Call to order: Joe called the meeting to order at 7:00 p.m.

- A. **Minutes:** Moved by Joe and a 2nd by Steve to approve the minutes of the June 2024 meeting. **PASSED.**
- B. **Treasurer's Report:** We are still awaiting the July financials from Oxygen. There was a \$450.00 deposit for RFIDs. The line of credit is forecast to rollover in October. Joe made a Motion with a second by Sara to approve the rollover of the Line of Credit with South State Bank. **PASSED.**
- C. **Landscaping:**
- D. **Security:** A resident's guest ran over the Clusia at the entrance and paid for the replacement plants. There were no OpenPath suspensions or gate breakages this month. Security continues to monitor residents use of the callbox and addresses issues directly with homeowners. AT&I continues to work with the Board to update capabilities for the Callbox and App Users.
- E. **Maintenance:** The fire inspection was passed. A backup power supply for the guardhouse internet failed and was restored due to the gracious support of Paul Schatz. Repairs were made to the spa, the spa heat pump, and the spa bubbler. A new sump-pump was procured and the pool clock was cleaned and the batteries replaced. Through the FPL contacts of Steve Vitacolonna and Bob Crandall's expertise, repairs are being made to the electrical problem at the main pool. It is anticipated that the bathroom renovations will begin in November after the line of credit rollover.
- F. **Tennis / Basketball / Gazebo:** The lock on the basketball court was again vandalized and so the court will now be padlocked from 8pm to 8am.

II. Old Business: None.

III. New Business: The proposed budget for 2025 was presented and reflects an increase from \$266,600.00 to \$284,600.00. The Homes side will increase \$6,000.00 and the Villas side will increase \$12,000.00. Joe made a motion seconded by Chris to approved the 2025 budget. **PASSED.**

IV. Next meeting date: September 18, 2024, at 7:00 p.m.

A Motion was made by Sara with a second by Chris to adjourn the meeting. **PASSED.**
Joe adjourned the meeting at 7:28 p.m.

Respectfully Submitted, Sara Covington
Secretary, Rainberry Lake Recreation Area Inc.