

RAINBERRY LAKE RECREATION AREA INC.
ANNUAL MEETING
August 20, 2025, at 7:00 p.m.

PRESENT: Joe Larocca, Sara Covington, Christin Seward, Tara Coleman, Jeannie Blish
ABSENT: Jeff Maul

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

Minutes: The minutes from the July 2025 meeting were previously circulated. Moved by Jeannie and a 2nd by Tara to approve the minutes of the July 2025 meeting. **PASSED.**

2. Statement from President Joe Larocca: After a long period of progress and cooperation, beginning in quarter four of 2024 and continuing into 2025, the Recreation Area entered into a challenging period that significantly impacted our morale and ability to focus on operational objectives. Despite these headwinds we were able to maintain our fiscal discipline which resulted in us staying on budget while continuing to deliver on the core mandate of maintenance and operation of the Recreation Area while making substantive improvements.

I would like to highlight some of these achievements. On the operation front we were able to update and renovate both pool bathrooms, improve the water drainage of the pool deck and make significant upgrades to the pool system. Despite being a historically low crime area, we continued to look for ways to improve security. Chief amongst these was an agreement with the City of Delray Police Department to install a 360-degree camera outside of our entrance. It is our belief that continuing to foster a relationship with local law enforcement, especially within leadership positions of the Department, will continue to pay dividends for our community. On the landscaping front we continued to remove older plants at the end of their useful life and replace them with new plantings.

Beginning in quarter two of 2025 and continuing to the present these challenges and headwinds lessened substantially, and a renewed spirit of cooperation and shared commitment has emerged. It is within this sense of hopeful optimism that we look forward to continuing to move forward and deliver on our objectives and make meaningful improvements for the benefit of our shareholders.

3. Treasurer's Report: July financials show \$22,727.54 in Operating, \$5,974.10 in Reserves, and a line of credit balance of \$48,848.69. Yearly financials reflect that we are \$12,400.00 under budget for the year.

4. Proposed 2026: The proposed budget for 2026 of \$295,400.00 was presented. This represents a yearly increase of \$7,200.00 for the Villas and \$3,600.00 for the Homes. It was noted that this is 40% lower than the increases for the 2025 budget. A Motion was made by Joe with a second by Tara to accept the budget as presented. **PASSED.**

A Motion was made by Sara with a second by Jeannie to adjourn the meeting. **PASSED.** Joe adjourned the meeting at 7:29 p.m.

5. Appointment of Board Members: The Villas have appointed Joe Larocca, Sara Covington, Christin Seward, and Jeff Maul as their representatives. The Homes have appointed Tara Coleman, Jeannie Blish as their representatives.

6. Upcoming projects: A list was circulated with large-scale projects and estimated costs. A discussion ensued regarding the respective views of priorities. Primacy was given to new patio furniture, which will be procured in late 2025, and replacing the wood deck, which is forecast for 2026.

7. Shareholder commentary: Questions were asked and feasibility was discussed regarding a gazebo, bulletin board, and mini library.

8. Adjournment: Sara made a motion with a second by Jeannie to adjourn the meeting. **PASSED.**

Next meeting date: September 17, 2025, at 7:00 p.m.

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

RAINBERRY LAKE RECREATION AREA INC.
OFFICER MEETING
August 20, 2025, at 7:30 p.m.

PRESENT: Joe Larocca, Sara Covington, Christin Seward, Tara Coleman, Jeannie Blish
ABSENT: Jeff Maul

Joe called the meeting to order at 7:30 p.m. and made a request for nominations.

Sara made a motion with a second by Jeannie to nominate Joe as President. **PASSED.**

Joe made a motion with a second by Jeannie to nominate Tara as Vice President.
PASSED.

Jeannie made a motion with a second by Sara to nominate Christin as Treasurer.
PASSED.

Tara made a motion with a second by Joe to nominate Sara as Secretary. **PASSED.**

Joe adjourned the meeting at 7:40 p.m.