

RAINBERRY LAKE RECREATION AREA INC.
Monthly Meeting
December 17, 2025, at 7:00 p.m.

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

ABSENT: Christin Seward

1. **Call to order:** Joe called the meeting to order at 7:00 p.m.
2. **Minutes:** The minutes from November 2025 were previously circulated. Moved by Joe and a second by Jeff to approve the minutes. **PASSED.**
3. **Treasurer's Report:** November financials show \$18,000.89 in Operating, \$6,019.77 in Reserves, and a line of credit balance of \$41,380.69.
4. **Maintenance Report:** Thank you to the residents that helped install holiday decorations at the entrance – Joe LaRocca, Shawn Heffernan, Joe Buttigieg, and Jeff Maul. New items procured include trash cans for the pool area and gazebo, lock for the gazebo outlet, fence surrounding the heat pumps, vinyl shed to house the hot water tank, door for the pool pump room, and a metal plate for the tennis court gate to prevent illicit opening of the gate. The spa heater failed and was repaired and the manufacturer has agreed to replace the heater coil under warranty.
5. **Security Report:** One guard has left (Stephanie), and was replaced with a guard that we had a few years ago (Xavier). There were numerous issues of residents or their guests causing damage to the gates and steps have been taken for the residents to make restitution. There have been a few occasions of groups of young people holding parties at the pool in the middle of the night. A resident's AltaOpen privileges have been suspended after violations of the conditions of use.
6. **Landscaping:** The new spraying contract for 2026 has been finalized. This week, new Clusia and sod will be installed in the areas where Ficus was removed and some Christmas Palms will be added.
7. **Amenities:** A new picnic table/chairs for the tennis court gazebo has been procured and two new security cameras will be purchased installed at the pool.
8. **New business:** None.
9. **Old Business:** None.
10. **Adjournment:** Sara made a motion with a second by Tara to adjourn the meeting at 7:23 p.m. **PASSED.**
11. **Next meeting date:** January 21, 2026, at 7:00 p.m.

Respectfully Submitted, Sara Covington