

**RAINBERRY LAKE RECREATION AREA INC.**  
**Monthly Meeting**  
**January 21, 2026, 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 December 2025 were previously circulated. Moved by Joe and a second by Jeff to approve the minutes. **PASSED.**
3. **Treasurer's Report:** December financials show \$12,146.33 in Operating, \$6,029.77 in Reserves, and a line of credit balance of \$39,513.69. A \$950.00 RFID deposit was made and 250 new RFIDs were ordered.
4. **Maintenance Report:** Tommy is on leave and Shawn is filling in for him. Repairs or replacements were made to a post light, the gazebo outlet cover, the gazebo table, spa and pool rule signs, two pool cameras, clock for the guardhouse, bathroom faucets, the fence surrounding the heat pumps, and pump room door. Two additional chairs were purchased for the pool and a shed to house the hot water tank was purchased. There have been complaints about the pool temperature but the monitors show the temperature is consistently within the levels recommended by the Health Department and other authoritative entities (78 to 84 degrees). Note that when the outside temperature falls below 60 degrees, the heaters may not be able to maintain the temperature.
5. **Security Report:** There have been numerous incidents of residents and guests violating rules and breaking the gates. Multiple bills have been sent to residents to reimburse the Board for the damages. There were two incidents of residents being combative with the guards and a review of the video footage revealed that in both cases the guards were blameless and polite, and that the residents were being unreasonable.
6. **Landscaping:** The first whitefly spray of the year will be February 2. New Clusia was installed by the tennis court parking lot.
7. **Amenities:** There have been incidents of residents bringing dogs onto the tennis and basketball courts and the dogs leaving messes. Reminder to residents that dogs are not allowed on the courts.
8. **New business:** None.
9. **Old Business:** None.
10. **Adjournment:** Sara made a motion with a second by Tara to adjourn the meeting at 7:16 p.m. **PASSED.**
11. **Next meeting date: February 18, 2026, at 7:00 p.m.**

Respectfully Submitted, Sara Covington