

RAINBERRY LAKE RECREATION AREA INC.
March 19, 2025, at 7:00 p.m.

PRESENT: Sara Covington, Chris Seward, Jeff Maul, Thomas Read, Chris Ruggiano
ABSENT: Joe Larocca

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

- A. **Minutes:** The minutes from the February 2025 meeting were previously circulated. Moved by Jeff and a 2nd by Chris S. to approve the minutes of the February 2025 meeting. **PASSED.**
- B. **Treasurer's Report:** February financials show \$9,250.51 in Operating, \$5,911.89 in Reserves, and a line of credit balance of \$58,183.69. A discussion ensued and a request was made that the Homes' representatives consult with their Board regarding the late monthly payments.
- C. **Landscaping:** Hurricane thinning of the trees took place.
- D. **Security:** A picture of the new guard, Jean, has been posted to the Villas website. The Homes had a tag sale on March 16 that caused some early morning issues at the gate.
- E. **Maintenance:** Repairs and/or replacements were made to the pool gate lock/handle, the uninterruptable power supply to the pool cameras, and the guardhouse desk lamp. Temperature monitors were added to the pool and spa. A sign "Do not climb or sit on railing" was added to the wood pool deck, and several boards were replaced or screwed down.
- F. **Tennis / Basketball / Gazebo:** Thomas reported that the hoist on one of the basketball poles was broken and again requested that an alternative locking system be obtained for the court gates. Thomas will research the matter.

II. Old Business: None.

III. New Business: Chris R. read a prepared statement requesting information regarding shares of the corporation, bank account signatories, and signed bylaws. It was noted that most of the requested information is contained within the bylaws or has already been provided to the Homes HOA board. Chris R. also requested information about the engineer's report regarding the seawall.

IV. Next meeting date: April 16, 2025, at 7:00 p.m.

A Motion was made by Jeff with a second by Chris S. to adjourn the meeting. **PASSED.**
Sara adjourned the meeting at 7:37 p.m.

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