

RAINBERRY LAKE RECREATION AREA INC.
Monthly Meeting
November 19, 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 October 2025 were previously circulated. Moved by Jeannie and a second by Tara to approve the minutes. **PASSED.**
- 3. Treasurer's Report:** October financials show \$26,960.68 in Operating, \$6,010.55 in Reserves, and a line of credit balance of \$43,247.69. We are approximately \$10,000.00 under budget for the year (even with the purchase of new pool furniture). A \$405.00 deposit for RFIDs was made in October and there will be one more deposit before the end of the year.
- 4. Maintenance Report:** The plastic Pool Rules sign was torn down and a new aluminum sign will be procured. Repairs or replacements were made to the spa blower water line, pool clock, pool room pump door, and spa heater. New items to be obtained include pool furniture, no smoking/vaping signs, vinyl fence for around the heat pumps, and a vinyl shed to house the hot water tank. Some new Christmas lights and bows were bought and the entrance will be decorated on Thanksgiving weekend.
- 5. Security Report:** All four guards now have RFID tags which enable us to track their arrival times. A Comcast truck broke the gate when tailgating a resident. A claim has been made with Comcast's insurer, Liberty Mutual.
- 6. Landscaping:** Joe negotiated the new contract with the landscapers which will include five additional days for maintenance, the number of cuts will remain the same. Several areas of Ficus will be removed and replaced with other plants and plants will be installed by the half-walls on either side of Rainberry Lake Drive by the pool parking lot.
- 7. Amenities:** The new pool furniture was ordered on October 14 and will take six to eight weeks for delivery. Once a delivery date is finalized, the members of the Board will advise their respective homeowners of procedures to distribute the furniture on a first come first served basis. No problems with the tennis or basketball courts.
- 8. New business:** None.
- 9. Old Business:** None.
- 10. Adjournment:** Jeannie made a motion with a second by Sara to adjourn the meeting at 7:30 p.m. **PASSED.**
- 11. Next meeting date:** December 17, 2025, at 7:00 p.m.

Respectfully Submitted, Sara Covington