

RAINBERRY LAKE RECREATION AREA INC.
September 18, 2024, at 7:00 p.m.

PRESENT: Sara Covington, Joe Larocca, Chris Seward, Steve Rosenblit, Jeff Maul, Trey Godwin
ABSENT: none

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

- A. **Minutes:** Moved by Joe and a 2nd by Jeff to approve the minutes of the August 2024 meeting. **PASSED.**
- B. **Treasurer's Report:** Oxygen is still behind in reconciling the books. July financials show \$11,971.25 in Operating, \$8,623.10 in Reserves, and a loan balance of \$23,300.50. Joe is working with the bank regarding the line of credit rollover, which will occur in October.
- C. **Landscaping:** The landscaping contract was adjusted to add extra days through eight months of the year, the additional cost was already factored in to the new contract.
- D. **Security:** There were no gate breakages or OpenPath suspensions this month. Security reached out to four residents with Callbox issues. A new Callbox will be installed soon.
- E. **Maintenance:** The contractor corrected the pool and spa chemical imbalances caused by heavy rain. The spa heat pump was repaired under warranty. New supplies were ordered including rail covers and lighting timers. Repairs were made to the soap dispenser and the spa blower.
- F. **Tennis / Basketball / Gazebo:** The basketball court continues to be padlocked from 8:00 p.m. to 8:00 a.m. and there have not been any issues.

II. Old Business: None.

III. New Business: An extensive discussion ensued regarding the renovations to the bathroom including the contract (approximately \$31,000.00), the scope of work, choice of fixtures, rental of a port-o-potty, and prior e-mail notification to the community. The project is expected to take about two weeks and is forecast to occur in early to mid November.

Additionally, a discussion ensued that in accordance with the original agreement and stated in articles 4 and 5 of the Bylaws, no person or entity other than the officers of the corporation shall meet with any vendors, contractors, or other entities to procure any contract on behalf of the corporation. No person or entity other than the president or any officer otherwise authorized shall represent to any entity the authority to do so on behalf of the corporation.

IV. Next meeting date: October 16, 2024, at 7:00 p.m.

A Motion was made by Sara with a second by Chris to adjourn the meeting. **PASSED.**
Joe adjourned the meeting at 7:42 p.m.

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