

FOUNTAINS AT RAINTREE LAKE HOMEOWNERS ASSOCIATION

Board Meeting, 5:30 pm, November 20, 2025

Location: 4701 SW Soldier Drive

ATTENDANCE: Board members present: Sharon Neuer, David Bundrick, Mike Byrne, Bill Cisewski, Zona Mitchell

Call to order: Having determined a quorum of Directors present, Sharon Neuer called the meeting to order at 5:44 pm. The agenda was approved as presented.

Approval of Minutes: Regarding the minutes of the October 16, 2025 quarterly meeting, the Board ratified the earlier vote via email to approve.

Board Members: Mike Byrne was elected to be the secretary.

Pond Project Report:

The forms are off the new concrete pour at the pond.

Zona will send link to the album to upload pictures.

Discussed the fence being down and how to proceed with a gate or without.

Still needs the concrete post to be set.

FARB Report:

A home on Soldier Drive is having an enclosure built around its new “deck” with a sunroom underneath. It appears that the construction may be exceeding what was approved by the ARB, but the status is unclear to the Board. The ARB process needs to include notification to Board members as to status of applications. Revisions will be made to the process and posted on the website and in the next *Splash* newsletter.

Social Committee Report:

It was reported that 74 residents attended the annual Soup/Stew Gathering and new resident welcome at the Raintree Clubhouse.

Grounds Committee Report:

Toni Trivalent will be turning in all grounds requests to the Board.

The south gazebo needs to be power washed.

The gazebo on Soldier Drive is being chewed on by squirrels.

The holiday lights and flags are up.

Getting bids on the removal of the island in the pond.

An owner has asked for the maiden grasses in the common ground, behind their home, to be removed. The Board has tabled this request.

Treasurer's Report:

David Bundrick reported 81.2% of the dues have been received so far this year with 72% of budgeted expenditures incurred thus far.

David proposed that \$25,000 be moved into the reserves account at year end.

The Board voted unanimously to increase the 2026 assessment by 2.7% in conformance with the increase of the Consumer Price Index for All Urban Consumers as published by the Bureau of Labor Statistics for July 2025. This will result in a quarterly increase of \$13.97 with the new quarterly dues being \$531.34.

David and Zona presented the 2026 budget proposal, which will be considered for approval in the December meeting.

The meeting adjourned at 7:28 pm.

Respectfully submitted,
Sandy Turner, Acting Secretary

Attachments:

Minutes of October 16, 2025 Quarterly Meeting
Treasurer's Report