

Dunedin Palms Homeowner's Association, Inc.

130 Patricia Avenue, #19

Dunedin, Fl 34698

Annual Membership Meeting, January 17, 2018

Before opening the meeting President Mark Seyller reminded the residents that this was a residents meeting and all motions and seconds would come from the floor.

President Mark Seyller opened the meeting at 7pm with the reading of the roll call by Secretary Theresa Tarozzi as follows. Those present were President Mark Seyller, Vice President Julie Blanchard, Treasurer Bill Dell, Secretary Theresa Tarozzi, Director Barry Rose, Director Mike Garner, Director Gary Russell was absent and excused.

The Proof of Notice: The Annual Meeting was mailed twice at intervals of 30 and 60 days prior to this meeting and was posted at the clubhouse and the office.

Establish a quorum: We have 62 units attending, we need a quorum of 61, therefore a quorum was established.

President Seyller asked for a motion from the floor to either read or waive the reading of last year's annual meeting minutes.

Motion: A motion was made by Jim Dowd to waive the reading and to approve the minutes of last year's annual meeting minutes. It was 2nd by Dave Munroe.
Motion carried

Introduction of Zach Kidd, Manager of AmeriTech along with Julie and Linda.

President Seyller reported that no actual election will be held tonight as those running for office ran un-opposed to anyone else. After this meeting there will be a Board Organizational Meeting where the new Board will be seated.

Reports of Officers: **President Mark Seyller** gave a 2017 year in review. Thanks to the Social Committee for their efforts to keep us occupied. The bi-annual tree trimming has helped the trees looking healthier; however, we were cutting them

on a 10/2 cut and they should be on a 9/3 cut. The City of Dunedin is now imposing fines to those contractors doing more than a 9/3 cut. In April, we began construction of a seawall along the west side of the bridge. Shortly thereafter, a decision was made to extend the construction along the east side of the bridge to protect the Park's assets of the pool, clubhouse and shuffleboard. It is a beautiful addition to our Park. The seawall seems to work well with no flooding, even during the rainy season as the water hardly rose and maybe, some of the work that the City has been doing during the last two years is some relief from the problems we had. We have learned this year that although an owner must be 55 to reside here, a person of any age can purchase here. Some small maintenance issues occurred with the pool equipment, fountain, entry signs, water leaks and sewer problems. The biggest issue was Hurricane Irma. We were extremely lucky that we dodged that bullet. Thanks to our full-time residents who assisted in the major clean-up, along with contracted help, as they played a huge part. Some of our palm trees had to be taken down this year, lost two, and can not be re-planted for a year as the disease is still in the ground. Some point in time they will be re-planted. In November, it was voted to replace our roads which will be done in May of this year. All the asphalt will be milled down and replaced with new asphalt on all the Park's roads along with any necessary repairs. This was not budgeted in full, until the year of 2020, but we had budgeted for filling cracks and sealing for about \$27,000. We decided not to go ahead with the cracks and sealing right now, as we have money in the budget of \$170,000 in roads. We saved the \$27,000. Quotes came in much lower than expected, \$97,000, however this may cost us a little more for any problems that may come up. Sales are up, the Park looks attractive and doing well. Mark thanked the Board for their efforts, mainly those who will be leaving; Julia Blanchard, Gary Russell and Terri Tarozzi, thank you for your service. The Board is working on moving the office at #19 to the clubhouse. Almost all the quotes and figures are in and should be ready for a vote by the February meeting. We will accomplish this move for less than we budgeted to repair the old office. Finally, we thank the many volunteers who perform services for the Park throughout the year. Thank You.

Treasurer Bill Dell gave the end of the 2017 year review as follows: Reserve account start \$412,296 end \$366,126. Raymond James Investment account earned \$6,435.10. General account which is used for day to day operations and

the cash flow from the maintenance fees start \$35,918.32 end \$49,388.43. This is more than adequate to meet our everyday needs.

There was no Unfinished Business and no New Business.

New Board seated as follows: Ronald McDonald, Director – absent – he will be sworn in when he returns. Mike Garner, Vice President

Question from the floor by Al Daigle concerning no elections of the Board.

Explanation of “no elections”. Zach Kidd from AmeriTech explained that we have a seven person Board and a 2 person vacancy that will be appointed by the Board.

A “point of order” was made from the floor by Roe Bongo concerning that, at the November meeting an appointment of a rules committee would be made at the Annual Meeting, thus unfinished business. Zach Kidd, AmeriTech stated that this Annual Meeting only deals with last year’s Annual Meeting minutes. We will be adjourning the members meeting and the Board of Directors Organizational Meeting will start. This meeting counts as a regular meeting.

A motion was made to adjourn the Annual Meeting by Rip (Dick) Potter and 2nd by Don Lessard at 7:29pm. Motion carried

Respectfully Submitted,

Theresa Tarozzi, Secretary