

Dunedin Palms Homeowner's Association, Inc.

130 Patricia Avenue, #19

Dunedin, Florida 34698

Board of Directors Meeting on November 13, 2013

President Maureen Gorton called the meeting to order on Wednesday, November 13, 2013 at 9:15AM in the Dunedin Palms Clubhouse at 130 Patricia Avenue, Dunedin, Florida 34698.

Roll Call of Officers & Directors: Present were Maureen Gorton, President, Al Daigle, Vice President, Don Butterfield, Treasurer, Terri Tarozzi, Secretary, Dave Blazick, Director and Joe Carideo, Director. Don Wallace, Director attended telephonically. Full Board was represented. The Proof of Notice was given by Terri Tarozzi, Secretary.T

Maureen Gorton, President asked for the reading of the minutes of October 16, 2013. The minutes were read by Terri Tarozzi, Secretary.

MOTION: Maureen Gorton, President made a motion to accept the minutes as amended and Joe Carideo, Director 2nd the motion. All were in favor therefore the motion was approved.

Maureen Gorton, President asked for the Treasurers Report to be read. Don Butterfield, Treasurer presented the report as of October 31, 2013 as follows.

Social account beginning balance 9/30/13, \$4,544.99 and ending balance 10/31/13 \$4,117.21. Coffee account beginning balance 9/30/13, \$138.40 and ending balance 10/31/13, \$152.80. Financial report: checking account as of 11/12/13, \$4,364.02 and savings account as of 11/12/13, \$4,705.29. After making a deposit on Monday, 11/18/13 for the reserve funds of approximately \$2,300 there will be a balance in the savings account of approximately \$2,200. At the start of the fiscal year, January 1, 2013 there was \$40,000 in the savings account. It is now depleted because of the legal fees this year. The cost of Legal & Professional fees as of 11/11/13 is \$81,492. This amount is made up of 2 major numbers, \$26,633 which is attributed to general advice and one unit's title correction work of \$32,456, this unit has not closed as yet so this is a running number. The reserve account balance is \$255,790 which is \$20,000 less than what we started with because the money was moved to the checking account to pay for the solar (pool) and the roof. With the changes made back on September 3rd, the Raymond James Investment account received \$4,254 or a 9% return to date as of 11/12/13 which is double of last year's total. Another fact is that Total Income of \$197,322 and \$226,628 in expenses leaving a negative balance of (\$29,306) which is not unusual under the circumstances.

MOTION: Maureen Gorton, President made a motion of the Treasurer's Report as read and Joe Carideo, 2nd the motion. There was no vote.

Al Daigle, Vice President had a question before voting, can the \$2,300 that is slated for the reserve account, not be made from the checking account to the reserve account this month. After some discussion amongst the Board members it was left to the discretion of the Treasurer, Don Butterfield

and the Board. Don Butterfield, Treasurer sided with the decision of not depositing the \$2,300 into the reserve account this month. Al Daigle, Vice President, 2nd. Those in favor Maureen Gorton, President, Terri Tarozzi, Secretary, Don Wallace, Director. Dave Blazick, Director and Joe Carideo, Director both abstained.

MOTION: The original motion was presented again Maureen Gorton, President stated that we had a motion and that was 2nd can we have a vote. The acceptance of the Treasurer's report was unanimous.

Old Business:

Offer on Lot #39-Lunsford- Mr. Lunsford will be called to say no action was taken by the Board on the offer.

Atty. Zinzow bill of \$4,211.36 is for 2 basic items. One item referred to the question of whether a background check was needed for a resident who is buying a new home. For general advice the bill was \$1,200+. The other item referred to the contract for the roofing estimates. The balance was for the roofing contract of \$3,000. Dave Blazick, Director said we are legally required to pay the bill.

Lot #7 foreclosure- Maureen Gorton, President received an email from Atty. Zinzow about going ahead with the foreclosure of Lot #7. He said a rough budget of \$2,500 to \$6,000 will be the legal fees for the uncontested foreclosure. He also wants us to confirm that nothing has changed and that the Board wishes for him to commence with the foreclosure.

MOTION: Al Daigle, Vice President made a motion to go ahead with the foreclosure proceedings on Lot #7 foreclosure of Burns. Joe Carideo 2nd the motion. The Board was in favor unanimously therefore the motion was approved.

New Business:

Insurance coverage with Vermost Insurance Agency is mute as the Budget Committee has set coverage for insurance.

Sale of #122/Lesser: A letter from Charlie Lessor was read by Maureen Gorton, President . They want to go ahead with the closing of #122 with the proposal that the Park will be responsible for any clouds that might surface down the road and that the Park would be responsible for them. The current owners have resided in the Park for the last 13 years with no problems and the 3 previous owners have past away. A discussion followed and it was decided that if Charlie Lesser would amend the letter to read "any clouds that the Park created is responsible for prior to the date of the sale". Maureen Gorton, President asked the Board to accept Charlie Lesser's letter as amended. Joe Carideo, 2nd and the Board was in favor unanimously.

MOTION: Al Daigle, Vice President made a motion to approve the sale of Lot #122 and was 2nd by Joe Carideo, Director. The Board voted unanimously to approve the sale of Lot #122, therefore the motion was approved.

MOTION: Joe Carideo, Director moved that the Board enforce the rules evenly and accept new prospective owners , as new to that particular property and not as new to the community. It was 2nd by Maureen Gorton, President. The vote was taken with 1 opposing vote, six Board members approved, therefore the motion was approved.

MOTION: Maureen Gorton, President asked for approval of the sale of Lot #122, after a background check is completed. Joe Carideo 2nd the motion. The Board voted unanimously to approve the sale of Lot #122 after a background check is completed, therefore the motion was approved.

MOTION: Maureen Gorton, President asked for approval of the new renters for Lot #8, Gerard Belanger and Dolores Martel, Joe Carideo 2nd the motion. The Board voted unanimously, therefore it was approved.

Maureen Gorton, President proposed a discussion to hire Ameri Tech Management Company for a 1 year contract. The reasons are we need to put aside the law firm and it will give us time to re-group in the coming year otherwise we will be in an unfavorable financial position. This management company has a full staff, including a real estate section that will handle our closings, advice at no charge, take charge of our books, refers to a lawyer when and as needed.

MOTION: Maureen Gorton, President made a motion to sign a 1 year contract with Ameri Tech Management Company, Joe Carideo, 2nd the motion.

Discussion was open to the Board: Zinzow Law firm will be removed from the Park's books as the contact with Tallahassee, Florida by Ameri Tech and there was no contract with the Zinzow Law firm. The 1 year contract is not a commitment for the year, anytime during this first year the contract can be terminated by either party with no penalty. The management company will enforce all rules and regulations of the Park, under the Boards direction. The Board of Directors does not go away the management company will be working for the Board. No immediate changes can be done without the Boards approval. The management company expects to go public which would then be under a corporate umbrella our contract would be assigned to that company only. Clarification: The Board is within its jurisdiction to approve this action as to whether it requires general membership. Be assured that the Board in undertaking its fiduciary responsibilities can take action on this Ameri Tech proposal, it does not require a general membership vote that is why you elected this Board to represent you so the Board has the responsibility to take that action and can and should take it. The Treasurer's and Secretary jobs will be done by the management company which will help us get more people to run for office.

MOTION: Maureen Gorton, President stated we have a motion on the table and a 2nd, I would like a vote, all in favor of hiring Ameri Tech Management Company for one year. A roll call vote was called; Maureen Gorton, President – Yes; Al Daigle, Vice President – Yes; Don Butterfield, Treasurer – Yes; Terri

Tarozzi, Secretary – Yes; Dave Blazick, Director – Yes; Joe Carideo , Director – Yes; Don Wallace, Director Yes. The motion carried.

It was asked that the President contact AmeriTech and invite them to the Park next week at coffee and invite the membership/shareholders to come with their concerns and questions for them.

Discussion/Question from floor: Disagreement with the Board being able to hire the management company without the shareholders vote. There should have been some discussion about the hiring before it came to a Board vote. Two years ago it was tabled at the Board meeting to hire a management company and now we are re-putting the question on the table. Several comments to the fact , that it was an entire affirmative vote of the whole Board to hire Ameri Tech. Ameri Tech manages 3 Parks that were mentioned; Lake Tarpin, Stonehedge and Gull Air Village, all received very good to excellent reports from membership. In the budget, the maintenance fees for Park will be \$150 which includes the \$7 per unit and the legal fees of \$50,000 will be lowered to make the \$7 work. Maintenance contracts at the Park will remain the same unless the Board wants to change them; however they can recommend to the Board a list of their contractors. Clouds on titles; the way it is handled today is the way it will be handled tomorrow because that was a policy established by a Board that say that clouds that happened as a result of the Association are still their responsibility. A future Board may change that policy. We could hire one company to clear all the title at one time and issue

MOTION: Maureen Gorton , President made a motion to adjourn the meeting, Al Daigle 2nd the motion, it was voted unanimously to adjourn at 10:45AM.

Respectfully submitted:

Theresa Tarozzi, Secretary