

APPROVED DEC. 20, 2017

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.

130 PATRICIA AVENUE #19

DUNEDIN, FLORIDA 34698

BOARD OF DIRECTOR'S MEETING, NOVEMBER 29, 2017

Presiding Officer, President Mark Seyller called the meeting to order on November 28, 2017 at 10:15AM.

Attendees: President Mark Seyller, Director Barry Rose, Director Mike Garner, Director Gary Russell, Vice President Julia Blanchard, Treasurer Bill Dell, Ameri-Tech Manager, Tim Hendrix, Secretary Terri Tarozzi was absent and excused, not able to join us on the phone. Quorum was established.

Proof of Notice: Meeting agenda posted at designated Park areas, clubhouse and office. Electronically to all board members and to the Dunedin Park webmaster.

Motion: A motion was made by Mike Garner to accept and dispense with the reading of the minutes of April 17, 2017 and was 2nd by Barry Rose. **Motion carried:**

Presidents Report: Mark reported that in October a workshop was held to discuss ideas on some Park changes. This was posted but was not a meeting just a meeting of minds to throw out ideas, recordings, no actions taken, and possible rule changes. The attendees discussed to the amount of cars in the Park during the months of January thru May. After some discussion, it was decided not to change the rules at this time. It was suggested to wait until the annual meeting held in January 2018 as a majority of the residents are here. An appointment of a committee will be selected from the residents to review all the rules and send their suggestions, changes and corrections to the Board for approval. Once approve by the Board, then a letter will be sent out by mail no later than April for a vote. A quorum is required to propose changes/additions. Betty Ann and Claudette have been canvassing the residents who might want to run for the Board positions. Mark will not be running for office next year. Notices were sent out for any resident who has the intention to run for office. Those papers were due back 20 days after the date of mailing, which was December 8th. The annual meeting will be held on Wednesday, January 17, 1917 at 7PM in the clubhouse. A note of the trimming of the palm trees in our Park. They have been trimmed in a 10-2 pattern which is not good for the palms, they should be trimmed in a 9-3 pattern. Dunedin is fining all contractors who are not trimming at the correct angle. There have also been a few repairs/emergency repairs made over the Summer. The pool filters electric switch was over-taxed; not rated for the circuit. There is a 220 amp now. Burned out water heater for the pool. Dead trees, hurricane damage and clean up, clubhouse gutters and solar panels. Timer for the sign at Beltrees and for the fountain. Nasty sewer manhole blockage caused sewerage in street in front of clubhouse, cost was \$600.

TREASURER'S REPORT: Bill reported that he reviews the monthly statements especially the electric bill. In the October financial report the general account has a balance of \$50,477. The Raymond James

Investment account shows \$358,295 a 2% increase over same time last year. Should be fine for rest of the year. All the financial statements are in the office in the yearly folder by month.

MOTION: A motion was made by Mike Garner to accept the Treasurer's report and was 2nd by Barry Rose.

Claudette Guay reported on the Social Committee, beginning balance of \$2,757.06, \$300 expenses, ending balance \$2,467.06. Rich Severns reported on the coffee balance of approximately \$500.

MOTION: A motion was made by Bill Dell to accept the coffee fund report and the social committees reports and was 2nd by Mike Garner. **Motion carried.**

OLD BUSINESS: Last year the pool should have been completed, however; the contractor did not come so Barry relieved him of the contract. He will be receiving new and old quotes for the inside and outside of the pool. The contractor we have now for the pool will be giving us a quote for the job. The contractor said inside the pool, the skimming is coming off the bottom and little rocks are popping out and making the pool look dirty. It is not the water.

Agenda item not listed, Insert here.

PROPERTY SALES/CHANGES: Julia reported that there was transfers of ownership as follows: #54, #8, #105, #84, and #64. Changes as follows: #46 – Approval of install a TV antenna on back of their unit, #30 owner was allowed by Board to park the van in the driveway of #13 until January 1, 2018. #30 received permission from the owner of #13 to park in their driveway. #46 was approved for an extended stay of their grand daughter for the months of March, April and May. She is here now under rules of Park for extra person. She is an honor student and was granted the opportunity to play in the volleyball special league here in Florida. She is the first "out of state" player to play for the League. From this, she maybe available for scholarships to play volleyball with the League again. Julia reported that renters have completed their background checks. There are separate folders for all renters who have rented in the Park.

NEW BUSINESS:

Direct TV in Clubhouse: Our 3 year contract is expiring with Direct TV which cost the Park \$70 per month. Small antennas are the change of the times lately and people are using them for basic channels and old movie channels. Mike would like to cancel Direct TV and to add an antenna to the clubhouse which should not cost more than \$200.

MOTION: Mark Garner made a motion that the Park eliminate the contract for Direct TV and purchase an antenna and other materials that would make it run correctly for no more than \$200 and was 2nd by Gary Russell. **Motion Carried.**

Dave Blazic would like to extend our appreciation for his premier efforts on our website to our webmaster, Joe Carideo.

Clubhouse locks and keys: It was suggested that we change the front door lock into a dead bolt and change all keys, as the locks and keys have not been changed since 1988.

MOTION: Julia made a motion to change our lock system at the clubhouse for one main entry keyless lock w/combo installed and was 2nd by Gary Russell. **A vote was taken 4 yes, Mark Seyller, Julia Blanchard, Bill Dell and Gary Russell and 2 no's Mike Garner and Barry Rose. Motion Carried.**

Yard Maintenance Forms: Please be aware that there is a form that needs to be completed before the winter residents leave that states who is going to be taking care of your outside property i.e., trim hedges, pull weeds, etc. If your property becomes overgrown a letter is sent out which states you must make arrangements with someone to take care of this or else you will find a penalty charge placed on your account and billed thru AmeriTech.

Office move #19: Mike Garner reported that last year a lot of repairs have been made to the office, at present there are repairs to be made that would cost us a lot of money. He has suggested that we need office space and storage space. The office would be moved to the clubhouse and new a storage unit would be replaced where the old storage units are now. The storage unit could be divided into 3 areas for shuffleboard, social committee and the clubhouse supplies. Some savings would come from the not repairing the floors, an air conditioner maintenance fee, phone, cleanings, internet. The new storage unit would cost approximately \$15,000. We can not sell #19, but the unit may be pulled out leaving a clearing for something like a bocce court or something else for the use of the residents. He will be reporting the dollar quotations on the storage units and office for the December meeting. We would also need to change a "use of property" item to the residents and a 2/3 vote must be met. The Town is OK with change to property use.

Road repair/replace: Mark reported on our reserve study which projected we would need to replace all our roads by the year 2020. We budgeted \$15,000 to seal and patch all roads in the Park. We went to bid on sealing and patching the roads this year, bids came in at \$30,000. Thought we should get a bid for replacing all roads now and compare it to doing it in 2020. We received 3 bids ranging in price from \$97,000 to \$117,000 to replace completely with 1 1/2" of asphalt now. These bids are good until May, 2018. Surplus in reserves \$164,000 now. Mark suggested to move the timeline forward to now. The 3 bids received are \$97,000; \$108,756 and \$117,853. The issue of sidewalk replacement came up and we received bids around \$200,000. All bids were compared as apples to apples. Mark asked Tim from Ameri Tech, his opinion on all 3 contractors. He stated all the contractors were excellent. AmeriTech vetted all three companies, all had a great track record while doing high quality work. They are licensed and Insured. All three companies will provide S3 grades which is 1.5" asphalt, if not appropriate for us we can make changes.

MOTION: Mark made a motion to hire Parking Lot Services for \$97,448 to do all road work taking out 1.5" old asphalt and replacing it with 1.5" new asphalt, to be started in May, 2018 and was 2nd by Mike Garner. **Motion Carried.**

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No Committee Reports:

No Correspondence

Adjourn: Mike made a motion to adjourn the meeting at 11:45AM and 2nd by Mark Seyller.

Respectfully Submitted

Theresa Tarozzi, Secretary

APPROVED