

APPROVED February 2017

**DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.
130 Patricia Ave. #19
BOARD OF DIRECTORS MEETING**

Presiding Officer: President Joe Bongo called the meeting to order December 7, 2016 at 10:00 am in the Park Clubhouse.

Attendees: President Joe Bongo, Secretary Rosalie Bongo, Treasurer Gordon Mills, Vice President, Mark Seyller, Directors, Tollie Holtzclaw, Gary Russell, Barry Rose and Ameri-Tech Manager Timothy Hendrix.

Proof of Notice: Meeting agenda posted December 4, 2016 at designated park areas, electronically to all board members, Timothy Hendrix and Dunedin Palms Website.

Minutes of 11/21/16 Board of Directors Meeting: Motion was made by Mark Seyller and 2nd by Rosalie Bongo to dispense with the reading of and to accept minutes as written. All approved; **Motion Carried**

Reports:

- a) President Bongo mentioned the appreciation card we received from Ameri-Tech Staff Accountant. He reported this would be the last Board of Directors meeting For 2016 unless the need for a special meeting was necessary. Projects in process repair/purchase of pool heater, dock to be repaired in 1 – 2 weeks and we will Be provided with a sample deck composite. Reminded of the annual meeting on January 18, 2017 and that our HOPA requirements have been completed and next survey is not due until 2018. Requested that if residents wanted to speak on a agenda topic to please come up front, one at a time, and present comments prior to a board vote.
- b) Claudette Guay presented the **Social Committee finance report:** Starting balance \$5581.37 – Deposits \$1045.00 - Expenses \$254.02 for an Ending balance of \$6,372.35. Jan Houlihan presented the **Coffee report.** – Starting balance \$527.81 Income \$208.00 –Expenses \$\$202.83 – Ending balance \$532.98. Treasurer Gordon Mills presented **Operating Finance Report:** Due to the timing of this meeting the November Report was not available. It will be attached to the minutes when received.

Old Business:

- a) Lawn Contract: Extensive discussion was held by board members and residents. Contract from both Jim Simmons Lawn Care and Landscaping, Inc. and Ramon Cruzado was again reviewed. Motion was made by Rosalie Bongo and 2nd by

Gary Russell to award the contract to Jim Simmons per attached proposal for 2017. Monthly amount to be \$2,200.00 **Motion Carried** Gordon Mills did make a suggestion that in the future the board should advise a contractor when work is not satisfactory to enable contractor to make necessary adjustments to work.

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- b) Parking Stripping: Motion made by Joe Bongo and 2nd by Mark Seyller to award Contract to Tampa Bay Painting in the amount of \$730.00 and to come out of deferred maintenance (Reserves Acct) **Motion Carried**
- c) Trim Oak Trees. Method of cutting various trees as present by Jim Simmons who presented a very thorough account of how he would trim the need trees. Motion made by Rosalie Bongo and 2nd by Barry Rose to award contract to Jim Simmons cut oak trees for the sum of \$1900. which will come out of the 2017 operating budget. **Motion Carried**
- d) Erosion west side of pond – Tim Hendrix gave a very thorough and detailed explanation of requirements for this project. Two proposals were reviewed for consideration – JKL for a price of \$23,500, 00 and Absolute Marine for a price of \$22,000.00. The proposal from JKL meets more of the requirements from the engineers who have reviewed this project. Complete details of work to be done are attached to these minutes. Motion was made by Joe Bongo and 2nd by Mark Seyller to award contract to JKL pending satisfactory referrals which Joe Bongo will obtain. **Motion Carried.**

NEW BUSINESS

- a) Budget Approval: Motion made by Gordon Mills and 2nd by Joe Bongo to Accept the 2017 budget as presented. **Motion Carried**
- b) Sales/Rentals: #5 Thiem to Lewis approved, closed 12/9; #54 Feeherry to R. Holdhauer & S. Holdhauer approved, closed 12/9, #92 Estate of Butterfield To Kinder approved to close 12/20. No new rentals.
- c) Approved request for Seyller #100 to replace blocks around unit and replace With white vinyl.
- d) Committee Reports: Rosalie Bongo reported that the committee to review Changing governing documents did not have enough time to make necessary changes before the annual meeting.
- e) Meeting adjourned at 11:25 am

Respectfully recorded and transcribed by :

Rosalie Bongo, Secretary