

APPROVED APRIL 25, 2016

**DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.**

130 Patricia Ave. #19  
Dunedin, Florida 34698

**BOARD OF DIRECTORS MEETING**

**Presiding Officer**, President Joe Bongo called the meeting to order March 28, 2016 at 9:00am.

**Attendees:** President Joe Bongo, Vice President Mark Seyller, Treasurer, Gord Mills, Directors: Tollie Holtzclaw, Barry Rose, Gary Rose, Ameri-Tech manager Timothy Hendrix. Excused Rosalie Bongo, Secretary . **Quorum established.**

**Proof of Notice:** Meeting agenda posted 3/26/16 at designated park areas, electronically to all board members and Timothy Hendrix.

**Motion** was made by Gord Mills and seconded by Mark Seyller to dispense with the reading and accept the minutes of the 2/29/16 meeting.. All voted in favor: **Motion carried**

**Reports:** President Bongo gave highlights of the past month. Our Pool has been brought up to required standards – shutoff valve installed on west end of park – Erosion of canal is ongoing - Settlement agreement regarding unit #115 received from our attorney. ( Full report is attached to these minutes.)

**Coffee:** Report given by Jan Houlihan Beginning bal. \$560.80 expenses \$313.26.00 deposits \$288.00 ending balance \$535.54.

**Social:** Report given by Claudette Guay – Beginning bal. \$5773.99, expenses 2871.24, deposits 3,735.00 = ending balance for Feb. 6637,75( Full report attached to these minutes.)

**Financial** given by Gord Mills –Revenue Current Actual \$15846.00, Budget \$18,447.00 Expenses Current Actual \$30332.00, Budget \$531.67. Thorough report and explanation given on where we currently stand with all of the various recent needed repairs in the park. Money for the most of the items will be taken out of the appropriate reserve accounts rather than our operating budget. Conclusion is we look very good financially and are able to stay w/n our reserve spending requirements.

A full explanation of the Raymond James investments, Revenue, operating expenses was given. This report is attached to these minutes. **Motion** made to accept above reports by Tollie Holtzclaw and seconded by Gary Russell. All approved, **Motion carried.**

**Old Business – Canal Erosion** – More information was reviewed, discussed regarding this on going concern. Final decision was to hold a workshop to try and bring together all of the information in an attempt to improve the understanding of this situation. This will be for fact finding and no voting will take place. The workshop will be held 4/4/16 at 10:00 am in the park clubhouse. Notice will be posted 48 hrs. in advance and all residents are invited and encouraged to attend. (Partial summary of erosion from the President attached).

**New Business:** - a) **Sales/Rentals** Board approved rental of unit #7 to Mr. Robert Mullan effective 4/1/16. Board has approved sale of Unit #51 – Dalton to M/M Hesser with expected closing 4/15/16 and sale of Unit #101 Garner to Williams with expected closing 4/1/16.. b) No property changes c) **Reserves reports and board approval: Gord Mills** gave detailed information regarding the various projects that are being reviewed. The roads and sidewalks need more checking to determine if the need for repair is required at this time. In 5 years a mill & overlay is being considered. Power pedestals were reviewed with Duke Energy as to who is responsible for costs. After more data collection it can be determined if pedestal poles or other pole replacement is needed at this time and cost of same. Sewer televising report given by Mark Seyller. Sub service utilities were assigned to both Mark Seyller and Ken Money. Six sanitary sewers were located and it was felt the need for televising to determine the condition. Blue Works was contacted for an estimate and they gave cost of @1100/for 2 days. It was decided that it would be beneficial if another bid was obtained. Gord Mills indicated there was adequate money in the reserve account item and this would be taken out of same. **Motion** made by Gord Mills to allocate up to \$2500.00 to have all 6 sanitary sewers televised. Seconded by Tollie Holtzclaw. All voted yes, **motion carried**. In addition to manholes being checked, all of the shut off valves were checked to determine the need for replacement. Laundry room and garage roof replacement report given by Barry Rose. Four bids were obtained and comparisons made. Also reviewed type of warranty. Tollie Holtzclaw made **motion** to award contract to Dean Co for the amount of \$4,056.00 which includes the Platinum warranty. Motion seconded by Barry Rose. All voted yes **Motion carried**. Payment to come out of the designated Reserve fund. Office Floor report given by Dave Blazick indicated floor does need to be replaced. One bid by received by “Just Right Painting” of \$2,234.55. This does not include floor covering or under the cabinets. Decision was to obtained additional bids to include replacing floors and covering. (Tim Hendrix will get these bids. Also will have termite inspection done by company that did original tenting last year (Brantley Co.) Joe Bongo to handle this.(copy of bid for replacing floor attached. Clubhouse exterior painting. Mark Seyller gave report. He has received two quotes which are attached. **Motion** made to award contract to Just Right Painting for the amount of \$2,800. per his proposal by Barry Rose and seconded by Mark Seyller. All voted yes **Motion carried**. Dock at Pond – After checking it is determined that dock definitely needs work to maintain the safety and upkeep.. After discussion it was felt that at this time there is no need to not be able to use the dock. Will table until next meeting in order to have time to obtain some quotes regarding the need for floor and railing. Tim Hendrix will look into having a carpenter look at the dock. **Washer/dryers laundry room.** Barry Rose gave report. **Motion** made by Barry Rose to accept contract from SCC Service Works, Inc. for replacing, 4 washers and 2 stacked dryers. Joe Bongo seconded and all agreed, **Motion carried**.

**Committee Reports:** Debbie Rose reported that refurbishing of inside of clubhouse is completed and came w/n budget allowed. \$750.00 has been raised from Monday luncheons for the landscaping and it is hoped that the goal of \$1000.00 will be reached.

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**Correspondence:** President Bongo reported we have received documentation and a request regarding the Tilney Estate Unit #106 to transfer title and share. All correspondence is being transferred to our closing agent at GuJu law firm.

**Motion** was made by Gord Mills and seconded by Barry Rose to adjourn meeting @10.00.**All agreed motion approved.**

Transcribed and respectfully submitted:

Rosalie Bongo, Secretary

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