

APPROVED NOVEMBER 21, 2016

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

Presiding Officer: President Joe Bongo called the meeting to order April 25, 2016 at 9:00 am.

Attendees: President Joe Bongo, Secretary Rosalie Bongo, Directors, Tollie Holtzclaw, Gary Russell, Barry Rose, AmeriTech Manager Timothy Hendrix. Attending via Teleconference: Treasurer Gordon Mills and Vice President, Mark Seyller.

Proof of Notice: Meeting agenda posted 4/22/16 at designated park areas, electronically to all board members and Timothy Hendrix.

Motion was made by Rosalie Bongo and Gary Russell to dispense with the reading of the March 28, 2016 minutes and to accept with the following corrections as provided by Gordon Mills: Expenses Current Actual \$14,042.45 – Budget \$14,073.34 resulting in a favorable balance of \$30.89. Corrections will be indicated in minutes. All approved;
Motion carried.

Reports: President Bongo summarized the many projects completed in the first 4 months by this board. Thanks were given to the numerous residents who helped with the many projects. He stated we were not finished and that many projects will be started and or completed during the summer months. Attached is a summary of the president's report for review of specific projects.

Coffee: Report given by Jan Houlihan – Beginning Bal. \$560.80 expenses \$313.26 Income \$288.00 leaving a balance of \$535.54

Social: Report given by Claudette Guay –Beginning Bal. \$6637.75 – expenses \$1474.02 deposits \$532.00 leaving a balance of \$5695.73.

Financial: Actual Revenue \$17,621; Budget \$18,447 Variance (\$824.00)
Operating Expenses –Actual \$18,999.00; Budget \$14,073.00; Variance (\$4,926.00)
Non-Operating Expenses –Reserves on plan for year.
Profit year to date Income \$62,423 – Operating Exp. \$45,896 – Profit \$16,527
Raymond James Reserve funds Income month \$721, 25 – change in value \$4,001.68
Results in Net Gain of \$4,722.93.

Old Business: a) Pond Dock b) Office Floor - These two projects are put on hold until the fall season

New Business: a) **Palm Trees** –Discussion regarding the need for fertilizing & insecticide care of palms. Also reviewed where in budget \$ would come from as this is not listed as a separate item this remains to be determined. **Motion** by Tollie Holtzclaw and 2nd by Gary Russell to have Sunset Bay fertilize and insecticide palms in the park for the sum of \$1,200.00. All approved **Motion Carried**

b) **Bond Approval Motion** was made by Gordon Mills and 2nd by Rosalie to change our bonds from higher risk to lower risk with Raymond James. All agreed **Motion carried.** c)

Lawn service; Discussion regarding need to send out requests with specific criteria regarding the next Lawn maintenance contract, Three companies will be requested to submit bids with details of the service they will propose to be provided. Gary Russell and Barry Rose will draft up suggested criteria.

d) **Sales Rentals:** **Motion** made by Rosalie Bongo and 2nd by Joe Bongo to accept the following requests for share purchase by William Simpson for unit #116 and M/M Moore for unit #120. All required documentation provided and on file. All approved: **Motion carried.** **Motion** made by Rosalie Bongo and 2nd by Tollie Holtzclaw for approval of rental of #7 by Ms. Carol O'Conner and #2 by David Mackert All approved **Motion Carried.**

e) **Property changes:** **Motion** made by Rosalie Bongo and 2nd by Gary Russell for following: O'Handley unit #58 to paint trim a light green, Blanchard unit #18 to add small shed on back side of unit, Williams unit #101 to add storage shed to back of existing shed. All approved, **Motion Carried.**

Committee Reports: Debbie Rose reported the club house continues to come in under budget with only some minor work to be completed which will be done in the next few weeks. Landscaping will be completed in the early fall or sooner and cost is being covered with luncheon fundraisers which have been very successful.

Correspondence: Cheryl Haley made the board aware of frequent speeders in the night as well as in the day time. President Bongo advised that the sheriffs dept. had been notified and they will provide more patrols, surveillance especially at night and he will put speed reminders to the residents in the Breeze. M/M Russell requested and received permission from the board to allow there grandson to reside with them until school is over June 16, 2016.

Motion made by Joe Bongo and seconded by Tollie Holtzclaw to adjourn the meeting All agreed, Motion Carried Meeting adjourned at 10:45.

Secretary comments it should be noted that at the beginning of the meeting Mark Seyller was having difficulty with transmission of the meeting. This was eventually corrected but it is possible that he may have lost some verbiage at the start of the meeting. It is suggested that we look into better communication systems for electronic communication of meetings.

Transcribed and respectfully submitted:

Rosalie Bongo, Secretary