

APPROVED November 11, 2015

DUNEDIN PALMS HOMEOWNER'S ASSOCIATION, INC.

130 Patricia Avenue, #19

Dunedin, Fl. 34698

Board of Director's Meeting April 15, 2015

President Don Lessard called the meeting to order on Wednesday, April 15, 2015 at 9:15am in the Dunedin Palms Clubhouse at 130 Patricia Avenue, Dunedin, Florida 34698

1. Roll Call of Officers and Directors

Present were Don Lessard, President – Joe Bongo, Vice President – Gordon Mills, Treasurer Via Teleconference – Rosalie Bongo, Secretary and Directors Don Wallace, Tollie Holtzclaw, Gary Russell and Timothy Hendrix, AmeriTech Manager.

2. Proof of Notice

Meeting Agenda was posted at the clubhouse and office on April 11, 2015.

3. Acceptance of March 18, 2015 Board Meeting Minutes.

Joe Bongo made a motion to accept the above minutes and to dispense with the reading of same. This was seconded by Tollie Holtzclaw. All Board Members agreed. Motion approved

4. Reports:

a) Coffee – Social – Financials – 1) Coffee report – Balance as of 3/1/15

was \$425.59, expenses 178.71, Income 359.20 and balance as of 4/1/15 was \$606.08. **2) Social report** – Balance as of 3/1/15 was \$4645.30, expenses \$2437.01 Income \$3437.22 for a balance of \$5645.51 on 3/31/15

Financial Report – Income Statement Review Balance as of 3/31/15 \$18,014.00 vs. budget of 18,499.25 indicating a \$484.00 variance due to monies in arrears. – Operating expenses: Insurance \$4,659 vs. budget of \$633.00 indicating a \$4026.00 variance. Tree trimming \$3,286 vs. budget of \$916.00 indicating a \$2,370 variance. Further explanation states we are

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actually saving \$5,000 from last year due to a new tree service and renegotiation. Also 4 new trees were planted and 5 were removed.

Legal and Professional fees \$1,216 vs. budget of 1,000 indicating \$216.00 variance. Actually there is \$1,000 debited to this account which will be removed and placed in correct expense account. Also we have recovered \$1,850.00 from owner of unit #7 for legal fees that will be credited to this account. Total non operating expense \$24,201.35 vs. \$14,573.00 budgeted indicating a \$9,627.00 variance. Again the variances are explainable due to budget being broken down by month and some expenses are paid in one month for the entire year. Motion made by Rosalie Bongo and seconded by Joe Bongo to accept above reports. All board members agreed, Motion approved

- b) **Presidents Report:** Sales in the park continue on a “robust” track which is an indication our park is a desirable place to own property. Our volunteers continue to be active in the park keeping our various areas repaired and saving the park several dollars. Unit #7 has resolved most of the issues involving ownership and has paid in full legal expense incurred by the park. Mr. Wiedewitsch has installed new Formica in our kitchen and the only thing remaining is painting of the cupboards which can be done by park volunteers. Joe Bongo made motion to accept report and was seconded by Tollie Holtzclaw. All board members agreed, Motion approved.

5. Old Business:

- a) **Canal Erosion:** Steps have been taken to obtain ongoing erosion levels of the canal i.e. installing three pipes at different locations, painting rocks , measurements to be taken every 6 months, attending Storm Water Advisory meeting and following through with City Engineers looking at our situation. This will be ongoing business and will continue with the board as Old Business..

- b)**Water pipe crossing canal at northern end.** Fast Plbg. has given quote of \$1,432.00 to correct water pipes going across our canal. Motion was made to obtain two more bids by Tollie Holtzclaw and seconded by Don Wallace.. All board members agreed. Motion approved. Tim Hendrix will obtain bids.

- c)**Erosion around west side of clubhouse.** It has been determined that gutters need to be put on the clubhouse to help prevent more erosion. Bid from Gutterman Inc. for a 7” gutter is \$736.00 and 6” gutter is \$439.00 – Design a Gutter bid \$439.00 and Over the Edge \$435.00, all bids include permit. It

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is felt that a channel from the gutter to flow water into the pond could be done by park volunteers. Motion made by Joe Bongo and seconded by Gary Russell to have Design a Gutter for \$439.00 install gutters. All board members agreed – Motion approved.

6. New Business

a) **Approval of repair requests, new buyers and rentals during months of May through December.** As there will only be 3 board members during these months to give the approvals (4 are required) a motion was made by Rosalie Bongo and seconded by Joe Bongo to send emails to board members not in the park giving details of request for approval by return email. These emails would be attached to form requiring approval. All board members agreed – Motion approved

b)**New Club House Air Conditioner:** Air conditioner technician has identified various serious problems with our air conditioners and state one or both could stop at any time. A motion was made by Joe Bongo and seconded by Gary Russell to obtain 3 bids for replacement. All board members agree and motion carried. Tim Hendrix will follow through with obtaining bids and report back as soon as possible.

c)**Resizing Beltrees dumpsters** A request was received to have smaller dumpsters available for not only handicapped but also residents unable to reach up to deposit trash. The board contacted the City of Dunedin for suggestions who suggested we replace one of our 4 yard dumpsters at the Beltrees entrance with (2) two yard dumpsters. The large dumpster would stay. There would be no extra charge except \$15.00 for additional set of casters on the third dumpster. When our customary time of reducing the number of dumpsters and pickup time arrives we could have the remaining 4 yard dumpster removed and return in the fall. Motion made by Don Wallace and seconded by Tollie Holtzclaw for above resizing as indicated. All board members agreed – motion approved..

d)**Cable TV service in clubhouse** Rosalie Bongo detailed our Verizon bundled price of \$199.40/mos. for phone service in the clubhouse, office and high speed internet and pointed out that we pay \$51.00 plus taxes for the internet service that is not used. She then pointed out that our television in the clubhouse is not connected to any cable and not being used but could benefit residents. If the internet was discontinued we could take advantage of the \$51.00 savings. Cable companies were searched for service as follows: WOW TV will not provide service unless they are providing two different services. Bright House TV has a very high cost of over \$90.00. Verizon would bundle in cable for us for about 40 – 50\$ depending on plan we would contract for. They only will provide for us if we use a credit card and have auto payment from credit card and also require a 2 year contract. Motion was made by Rosalie Bongo to apply for a \$500.00 limit credit card, one will be locked up in office for use by the

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President or Vice President and Treasurer will hold second card. Direct TV will be contracted for installation and service, this was seconded b Joe Bongo – all members agreed, Motion approved.

e)Approval of Sales – Sale of unit 91 to William and Helen Munroe, unit 13 to Gary and Janet Ransdell and unit 9 to May Ann Miller.

f)Request for Property changes: Chuck and Marvel Van Norman, unit 62 request permission to repair cracks in driveway and replace front entrance walk way patio stones with cement, Richard and Holly Potter unit 83 to install 2 concrete pads each 3ft by 4ft adjacent to current walkway. A. Esposito unit 42 to paint unit either a dark yellow or Green. Motion made by R Bongo and seconded by D. Wallace to approve units #62 and 83 and request # 42 to tone down color sample presented. Motion carried.

g)Late information to be discussed and voted on: 1)We have received payment in full re law suite initiated by Dunedin Palms against new owner of unit #7. It is advised by Park Attorney to dismiss. Motion made by R. Bongo and seconded by G. Russell to dismiss this suite. Motion passed by unanimous vote. 2) President Lessard appointed Joe Bongo, Vice President to carry out duties of the President while he is out of the area but president Lessard will stay advised of all happenings in the park. Tollie Holtzclaw, Director will assume these responsibilities in the event Joe Bongo is out of the area. 3) Pond Maintenance contract ends June 1, 2015. Motion was made by Joe Bongo and seconded by D. Wallace to renew contract for 1 more year. Motion approved.

h)Correspondence – None

Meeting adjourned at 10:50.

Respectfully submitted:

Rosalie Bongo, Secretary