Dunedin Palms Homeowner's Association, Inc.

130 Patricia Avenue, #19

Dunedin, Florida 34698

Board of Directors Meeting on December 11, 2013

President Maureen Gorton called the meeting to order on Wednesday, December 11, 2013 at 10:00 AM in the Dunedin Palms Clubhouse at 130 Patricia Avenue, Dunedin, Florida 34698.

Roll Call of Officers & Directors: Present were Maureen Gorton, President, Al Daigle, Vice President, Don Butterfield, Treasurer, Dave Blazick, Director , Joe Carideo, Director, and Director Don Wallace. Also in attendance was Stephanie Lopez, Comm. Mgr./AmeriTech Management Co.   Absent was Theresa Tarozzi, Secretary.   The Proof of Notice was posted by Maureen Gorton, President on Sunday, December 8, 2013.   The delay in time of the Board Meeting was due to Attorney Joseph Cianfrone of AmeriTech Management Co. who was invited to speak after coffee at 9 AM.

   MOTION: Maureen Gorton, President asked to dispense with the reading of the minutes because there was a full agenda .   Maureen Gorton, Al Daigle, Don Butterfield, Dave Blazick, Joe Carideo and Don Wallace were in favor therefore the motion was approved. Joe Carideo had a correction to the minutes.

   MOTION: Maureen Gorton, President asked that the Treasurer's report be suspended until the next Board Meeting of January 8, 2014, because of the long agenda today.

Don Butterfield, Treasurer reported the Coffee account balance of $105.88 and the Social account balance of $3,976.82.

Old Business:

  The Board Meeting of August 21, 2013 a motion was made and approved that a short term loan be taken to pay for the solar panels and the new roof for the amount of $20,000. In the November 13, 2013 Board meeting it was stated that the funds were taken from the reserve account to pay for the 2 projects. Some residents of the Park questioned the payment from the reserve account. Discussion centered whether the Board could change the original motion of August 21st. It was noted that the provisions of the original motion had already been carried out therefore it was a mute point. Stephanie Lopez, Comm. Mgr. was asked to check for the legality and be prepared to respond on the January 8th meeting.

New Business:

  MOTION: Maureen Gorton, President asked that Attorney Joseph Cianfrone be hired as the new attorney to replace Attorney Justin Zinzow for the Park's legal affairs. It was 2nd by Al Daigle, Vice

President. Maureen Gorton, Al Daigle, Don Butterfield, Dave Blazick and Don Wallace voted yes and Joe Carideo abstained. The majority of Board members voted yes therefore the motion was approved. It was decided to have Atty Zinzow finish the last 2 projects.

Indemnification of DPHA for use of the garage and golf carts was discussed.   They are available for use by the residents and owners of Dunedin Palms; however, there is a potential liability from the use of this equipment that the Park could be liable. There would be a sign placed in the garage asking anyone who uses the equipment sign a waiver and return to the office. It need be only completed once as the office will have the signed forms on file. Going forward the form would be part of any new closing papers.

   MOTION: Dave Blazick, Director asked that this procedure be followed and that Stephanie Lopez, Comm. Mgr. would be responsible to prepare the forms for signing and the garage sign. Maureen Gorton, President, 2nd the motion. Maureen Gorton, Al Daigle, Don Butterfield, Dave Blazick, Joe Carideo and Don Wallace were in favor therefore the motion was approved.

MOTION: Dave Blazick, Director asked that Ramon, our gardener, who picks up tree branches, etc. and uses the golf cart, be asked to sign the indemnification form as well. Maureen Gorton, President, 2nd the motion.   Maureen Gorton, Al Daigle, Don Butterfield, Dave Blazick, Joe Carideo and Don Wallace were in favor therefore the motion was approved.

MOTION: Al Daigle, Vice President made a motion that the dates of the pool heat to be turned on was November 15th thru April 15th. The motion was 2nd by Maureen Gorton, President. Maureen Gorton, Al Daigle, Don Butterfield, Dave Blazick, Joe Carideo and Don Wallace were in favor therefore the motion was approved.

The proposed budget for 2014 was presented by Don Butterfield, Treasurer. In the original proposed budget, line items were under Operating Expense ; Accounting Fees $4,200 and Legal & Professional Fees were $50,000 total $54,200. Revised Budget 2014 were changed to Accounting Fees $1,200 and Legal & Professional Fees $42,836 and added was line item, Adminstration Management (AmeriTech) to $10,164. Total $54,200, therefore not changing the bottom line of Total Operating Expenses of $203,115. The per unit assessment for 2014 of $150 did not change.

MOTION: A motion was made to accept the revised budget for 2014 as presented to the shareholders of DPHAI. Maureen Gorton, Al Daigle, Don Butterfield, Dave Blazick, Joe Carideo and Don Wallace were in favor therefore the motion was approved.

MOTION: Maureen Gorton, President asked that the Board accept the sale of Lot #60 to Barry and Debbie Rose. Maureen Gorton, Al Daigle, Don Butterfield, Dave Blazick, Joe Carideo and Don Wallace were in favor therefore the motion was approved.

A Resolution for Dunedin Palms Homeowners Association was read by Joe Carideo, Director. This document will be part of the minutes and be placed in the official records.

MOTION: A motion to accept the Resolution was made by Joe Carideo, Director, the motion was 2nd by Don Wallace, Director. A Roll Call vote was ordered: Al Daigle, Vice President – Yes, Dave Blazick,

Director – Yes, Maureen Gorton, President- Yes, Joe Carideo, Director – Yes, Don Butterfield, Treasurer – Yes, Don Wallace, Director – Yes. All present were in favor therefore the motion was approved. The Resolution will be attached to the minutes of this meeting and into the official records.

MOTION: Maureen Gorton , President made a motion to adjourn the meeting at 11 AM, it was voted unanimously to adjourn at 11 AM.

Respectfully submitted with reservation due to an inaudible tape,

Theresa A. Tarozzi, Secretary