

APPROVED DEC. 14, 2015

DUNEDIN PALMS HOMEOWNER'S ASSOCIATION, INC.

130 Patricia Avenue, #19

Dunedin, Fl. 34698

Board of Director's Meeting November 18, 2015

1. President Don Lessard called the meeting to order Wednesday November 18, 2015 at 9: am at the Dunedin Palms Clubhouse, 130 Patricia Ave., Dunedin, Florida 34698

2. Roll Call of Officers and Directors

Present: President Don Lessard, Vice President Joe Bongo, Treasurer Gordon Mills, Secretary Rosalie Bongo, Directors, Don Wallace, and TOLLIE Holtzclaw, Timothy Hendrix, Manager, Ameri-Tech. Gary Russell, Director attended via Tele-Conference.

3. Proof of Notice

Meeting Agenda posted at the clubhouse and office on November 15, 2015 by secretary R. Bongo

4. Acceptance of 4/15, 4/27 and 11/9 (2015) meeting minutes.

Motion made by Rosalie Bongo and 2nd by Gordon Mills to accept and dispense with reading of 4/15/2015, 4/27/2015 & November 9, 2015 Board Minutes. Motion carried.

5. Reports

Treasure Gordon Mills presented the following Reports:

Coffee: 9/30/15 balance \$611.11 – Income 10/1/15 to 10/31/15 137.75: expenses from 10/1/15 to 10/31/15 191.83. resulting in ending balance of \$557.03

Social: 9/30/15 balance \$5180.56 – Income 10/1/15 to 10/31/15 \$100.00: expenses from 10/1/15 to 10/31/15 \$98.21, resulting in ending balance of 5182.35.

Financial: Revenue as of 10/31/15 Actual \$25,582.97 – Budget 18,499.25 – Variance +7,083.72. Favorable variance due to payoff of share for Unit #14 of \$8304.58, other wise deficit of \$1220.86.

Operating Expenses, Current Period (major variances only plus year to date:

Expense	actual	budget	variance
Lawn service	-0-	\$1905.5	\$1905.50
Due to double payment made in May 2015			
Tree Trimming	\$5679.00	\$9166.70	+\$3,487.70
New contract reduction in costs, no further costs expected for year			
Professional-Legal	-0-	\$1000.00	+1000.00
Repair/Maintenance	\$4180.58	\$7419.20	+3248.52
Net Income	\$12,771.00	24.91	+12,746.38

Motion made by Don Wallace and 2nd by TOLLIE Holtzclaw to accept the above reports, Motion carried.

President Donald Lessard presented the following:

He thanked the three year round Board members for their outstanding effort covering issues of the park during the summer and fall months. He also commented on the numerous sales in the park being an indication that our park is a very desirable community. He pointed out that we currently have only 2 units for sale.

Motion made by Vice President J. Bongo and seconded by Director Holtzclaw to accept report. Motion carried.

6. Old Business:

A. Canal Erosion: President Lessard reviewed the path of water flow leading to our canal as coming from Keene Rd. through Scottsdale, Willowood, Skyloch and through Dunedin Palms before it goes into the creek behind our property. He mentioned various measurements procedures we are taking to have some kind of base line to determine the erosion. Our plan is to make the city aware we have a problem. There will be a meeting with the City Deputy Manager & City Engineer to review our issues with the intention of having them realize we do have a problem and to determine if it is their responsibility to repair and to have the Nielson Property project more responsible for water flow. It was then brought up by VP, J. Bongo that the County owns the right of way and it should be determined who actually is responsible for maintaining the canal. As this has been followed by Vice President J. Bongo he also gave reports agreeing with above and did say that there had been several city representatives and contractors on site who did see our measurement process of the erosion. Even after several calls for information there was no response. It was agreed that before we spend any money it should be determined if the City, County, Nielson developers or our park is responsible.

B. Water pipe crossing canal at northern end.

Discussion held regarding the need to replace these pipes. Three bids were received and reviewed. Motion made by Secretary R. Bongo and 2nd by Vice President J. Bongo to award work to Ray Duncan Plbg., Inc. to replace the existing lines (two) across the retention pond ditch. Install pipe clamps to secure the new line to the existing iron pipe that is running under the existing PVC line. Use PVC schedule 80 for \$1995.00 (sales tax included). Motion carried. Copies all three estimates attached to these minutes.

C. Cable TV - Secretary Rosalie Bongo reported we have obtained a \$500.00 limit credit card necessary for installation of service for the clubhouse TV. Due to the changing needs for various service it was requested that resident Joe Carideo assist with determining the most effective technical approach. He has agreed to this. Motion made by Secretary R. Bongo and 2nd by Treasurer Mill to table until the December board of directors meeting.

7. New Business:

- a) Confirming approval of new buyers since 4/15/2015
#84 J. Ranuro - #25 Steve & Brenda Berry -#28 William Simpson –
#14 Katherine McGowan
Motion made by Joe Bongo and 2nd by Tollie Holtzclaw to approve all.
Motion carried.
- b) Board approval for background check for Elizabeth Wright in unit #80, Margaret Jones in unit #33 and Gretchen Smith unit #60. Discussion regarding approval based on the board familiarity for Ms. Wright & Ms. Jones who have been long time residents in the park and are well known. Ms. Smith is the mother of a

resident and friend of various park residents and well known. This is to replace the usual background check conducted by Tennant Check and to have the Board conduct the background check. Motion made by Rosalie Bongo & seconded by Joe Bongo. There were 6 yes votes and 1 no vote by Tollie Holtzclaw. Motion carried.

c) Confirming approval of renters:

Requests from owners to rent: #32 to Barry & Jean Graham 1/1/16 – 3/31/16
#11 to Roy & Patricia Branshaw 1/1/16 to 3/31/16, #55 to Barbara Mulkern 1/1/16 – 5/1/16, #80 to Pamela & Don Chase 1/1/16 3/31/16, #101 to Jake Sherman 1/1/16 to 4/30/16, #116 to David & Sharon Staples 1/1/16 to 4/15/16, #120 to Ron Blades 1/1/16 to 3/31/16. Motion made by Director D. Wallace and 2nd by VP J. Bongo to approve. Motion carried.

d) Confirming approval of property changes:

Requests for various changes, painting and changes to unit were submitted: #'s 9,28,39,49,74,96,121. Motion carried to approve all. Copies of requests may be found in unit folders.

e) Management Company contract approval for the year 2016. Motion made by Director, Wallace and 2nd by Treasurer Mills to approve. Motion carried.

f) Discussion was held regarding the budget for 2016. Motion made by VP J. Bongo and 2nd by Director Holtzclaw to preliminary approval of 2016 budget as submitted.

Lessard, J. Bongo, Holtzclaw and Wallace voted yes. R. Bongo, Mills and G. Russell voted no. Motion carried. Final approval, with any necessary changes will be presented at a board meeting in December.

g) Proposed rental policy; All board members have received from Sheryl Haley a request for rental policy change. Motion to not accept as written made by Director Holtzclaw and 2nd by VP J/Bongo. Motion carried. It was indicated that it was too restrictive for the needs of the park.

h) Nielson Property Development: President D. Lessard provided an update of the November 5th meeting held by the Dunedin Commissioners to provide the first approval of the developers design concept. The president was given three minutes to speak to the commissioners and he expressed our concerns for the potential additional storm water flowing through our pond and canal and the additional traffic inhibiting our ability to exit our park onto Patricia Ave. The mayor gave instructions to the economic developer and City Manager to give their attention to our concerns. This is an on-going development that will be followed by board members and residents of the park.

i) Pond Maintenance: The Lake Doctors have been responsible for our pond care at a cost of \$125.00/month. They have raised their price to \$175.00 month. We have received a bid of \$120.00/month from Florida Acquatics. T. Hendrix will look into the contract in place and see if their new price can be negotiated. He will advise how to proceed with this.

8. Correspondence: Intentional withholding of names – Board successfully, with assistance of Ameri-Tech, was able to collect monies due for maintenance from delinquent shareholder. VP J. Bongo dealt with a resident complaint regarding overnight parking.

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Mr. & Mrs. Borsodi, Lot 93 requested the board to investigate accumulation of water that comes into their carport and shed. This will be reviewed by the board and discussed at the December Board meeting.

Questions and comments were presented by the residents attending the meeting.

9. Motion was made by secretary R. Bongo and 2nd by director G. Russell to close the meeting. Motion carried.

Respectfully submitted:

Rosalie Bongo Secretary

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