

Approved 2-15-23

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.
130 Patricia Ave. Office/Clubhouse
Dunedin, Florida 34698

Minutes from the Board of Directors meeting held on January 26, 2023 at 9:30 am at the Clubhouse and via Zoom.

Attendees: President Mark Seyller, VP Roe Bongo, Secretary Donna Wilkinson, Treasurer Don Lessard, Director Russ Belden, Director Bill Dell was absent. AmeriTech Manager Tim Hendrix and Park Lawyer Karen Maller. Quorum was established.

Proof of Notice: Signs with the date and time of the meeting were posted at both entrances to the Park and the agenda was posted inside and outside of the Clubhouse on January 23, 2023.

Minutes from the December meeting: A motion to waive the reading of and to approve the December 6, 2022 meeting minutes was made by VP Roe Bongo, seconded by Director Russ Belden, all were in favor, motion carried.

Reports:

President: Fine Committee: The Fine Committee instituted a \$100.00 per day fine against the owners of Unit #71. Electric company was notified of non working street lights, let President Mark Seyller know if lights aren't working in the future. The electricity cost continues to be monitored and compared to last year to help determine if a new pool solar system is needed. The new pool service company sends a report every day they service the pool. A strong effort will be made to encourage owners to run for office next year. The cost to the Park of putting name in for candidate on the Board and then rescinding was over \$500.00.

Treasurer: No report was given as a report was just given one week ago at the Annual meeting.

Social: None given.

Coffee: This report covers the time period of 12/31/22 -1/31/23.

Beginning balance was \$250.72, income \$163, expenses \$186.73, end balance \$227.06. Report was given by Maureen Sawicki. A motion to

accept the reports given was made by Treasurer Don Lessard, seconded by Director Russ Belden, all were in favor, motion carried.

Unfinished Business:

Attorney questions and answers re: ESA and Rules Committee

Procedures: The Park Lawyer was introduced by President Mark Seyller, the Park Lawyer gave her background expertise of 33 years. Explained in detail ESA law and answered questions from owners. She also explained proper notification time for Rules Committee meetings.

Appoint a 1 year Director: President Mark Seyller read a letter from Ed Short stating his desire to continue on the Board in the Director position. A motion to appoint Ed Short for an open 1 year Director position was made by President Mark Seyller, seconded by Treasurer Don Lessard, all were in favor, motion carried.

Drainage problem at Unit #93: AmeriTech Manager Tim Hendrix will try to get bids for fixing.

Power pole purchase: Director Ed Short gave an update on the cost of purchasing 3 new power poles and having them delivered, cost will be \$654.73. A motion to purchase 3 poles was made by Director Ed Short, seconded by Treasurer Don Lessard, all were in favor, motion carried.

New Business: Recycling Problems: A motion to get rid of the recycling bins was made by Treasurer Don Lessard, seconded by VP Roe Bongo, all were in favor, motion carried. A park wide e-mail will be sent, metal pile at the Beltrees garbage bin area will stay.

Resurface 3 shuffleboard courts: A motion to get new beads for 3-4 shuffleboard courts at a cost not to exceed \$700 was made by Director Russ Belden, seconded by VP Roe Bongo, all were in favor, motion carried.

Sales/Rentals: Unit #101 to Brigette McMullen, Unit #27 to Karen Love. There were no new sales.

Home Improvements: #84 a new roof, #65 attach an antennae to the rear of mobile, #41 a new roof.

Residents Concerns: None

President Mark Seyller announced future Board of Director Meeting dates:

February 15, 2023 at 9:30 am

March 15, 2023 at 9:30 am

April 12, 2023 at 9:30 am

Adjourn Meeting: A motion to adjourn the meeting was made by Secretary Donna Wilkinson, seconded by VP Roe Bongo, all were in favor, motion carried.

Meeting adjourned at 11:13 am.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Donna Wilkinson".

Donna Wilkinson, Secretary