

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.

130 Patricia Ave. Office/Clubhouse
Dunedin, Florida 34698

Minutes from the Board of Directors Meeting held on January 31, 2024 at the Clubhouse and via Zoom.

President Gloria Holtzclaw called the meeting to order at 9:32am.

Joe Carrideo swore in Milton Davis for the position of Director

Roll Call: President Gloria Holtzclaw, VP Russ Belden via Zoom, Secretary Donna Wilkinson, Treasurer Don Lessard, Director Bill Dell, Director Milton Davis, Director Steve Ford. Quorum established, AmeriTech Manager Tim Hendrix was also in attendance.

Proof of Notice: The agenda was posted January 29, 2024, Signs with meeting info were posted January 28, 2024.

Minutes from the January 31, 2024 Meeting: Secretary Donna Wilkinson made a motion to wave the reading of and approve the January 31, 2024 meeting minutes, seconded by Treasurer Don Lessard, all were in favor, motion carried.

Reports:

President: President Gloria Holtzclaw pleased to be here, appreciates every ones trust and is busy learning about the Presidents job. She is sad about current health issues in the Park.

Treasurer: See attached. Treasurer Don Lessard also made a motion to reinvest \$100,000.00 into a 1 year CD at Morgan Stanley Bank and \$50,000.00 into a money market, seconded by Director Steve Ford, all were in favor, motion carried. The 1 year CD pays a return of 4.8%, the money market pays 5.4%. This \$150,000.00 is from a treasury that matured on January 25, 2024.

Social: Secretary Donna Wilkinson gave the following report for Maria Carrideo. Beginning balance on 12/31/23 was \$4850.06, Expenses: \$1696.52, Deposits: \$1832.57 resulting in a new balance of \$4986.11 as of 1/31/24.

Coffee: Secretary Donna Wilkinson gave the following report for Laurice Belden. Beginning balance on 1/18/24 was \$644.62, Income: \$32.00, Expenses: \$77.40 resulting in a new balance of \$599.22 as of 1/30/24. Secretary Donna Wilkinson made a motion to accept the reports given, seconded by President Gloria Holtzclaw, all were in favor, motion carried.

Unfinished Business: Recommendations from Reserve Study: two projects in 2024: concrete sidewalk repair: Director Milton Davis, Tom F and Director Bill Dell and Susan D have volunteered to do a walk around the park to assess any needed repairs.

Pool Furniture: Joe B will research replacing 2 tables and report back to the Board. Treasurer Don Lessard made a motion not to exceed spending \$2,000.00 for 2 new patio tables, Director Steve Ford seconded, all were in favor, motion carried.

Plastering of Pool Surface: Has already been deferred once. Joe B will get recommendation from current pool company, Tim Hendrix will contact The Poolworks for a second opinion. Treasurer Don Lessard explained the Reserve Study recommendations procedure, the pool was last plastered in 2008.

Memorial Bench: This was added to the agenda after the original agenda was posted. Gord M reported that he has purchased the Memorial Bench that will be installed on a concrete pad for \$399.00 to be delivered between 2/2/24 - 2/9/24. Gord would like the Board to make a motion to add another name in the future when appropriate. As this was not on the original agenda, this will be on next months agenda.

New Business: Meetings will continue to be held on Wednesdays at 9:30am.

Tree Trimming for West side of Park and falling fence: VP Russ Belden will lead a group of volunteers to do a walk around the West side of Park and also between us and Sky Loch and report back to the Board with a plan.

Looking for an Editor for the Breeze: Current Editor Rachel S reports her difficulty in producing the Breeze as not able to get up to date information in a timely fashion as she is only in Florida for 3 months and keeping up with monthly printing for majority of the year. Rachel has offered to remain Editor if she could print the Breeze quarterly and could get some help with current happenings in the Park. Rosalie B volunteered to be the Breeze Buddy/Reporter to assist Rachel.

Create a Roster of Dunedin Palms "Special Skills": Gloria will post a sheet at the clubhouse and post on website looking for those with special skills to help around the Park, Secretary Donna Wilkinson and Rachel S will help her.

Q & A: Suggestions for better communication in the Park were asked for, cement blocks were dumped in the fire pit area, they cant go into dumpsters but will be used for backfill at the West side of pond when newsea wall gets put in. Looking for volunteers to clean the fire pit area on a regular basis. Tom F volunteered to be the number caller at the upcoming Penney Auction.

Sales and Rentals: Share transfer of #48 to Judy and Kevin LeBlanc, #32 to Holly and Russ Houk.

Rentals: #8 to David Fancher 1/1/24-12/31/24, #76 to Randy Backus 11/21/23-10/31/24, #63 to Marko Kowalski 10/1/23-9/30/24, #122 to Margaret Lesser 1/1/24-12/31/24.

Home Improvements: #33 remove bushes behind unit, add 18" x 35' of carport extension poles, hang sun shade in carport, Dig out and poor concrete next to sidewalk by front door 4'x14', #77 paint driveway gray.

Residents concerns: Secretary Donna Wilkinson will contact tree trimming company for a schedule of tree trimming, It was suggested that the Board keep away from approving widening of carports, The Board is measuring before approving and pavers are being used. President Gloria Holtzclaw will work on renewing relationship with City Officials

Adjourn Meeting: Secretary Donna Wilkinson made a motion to adjourn the meeting, seconded by Treasurer Don Lessard, all were in favor, motion carried.

Meeting adjourned at 10:50am.

Respectfully Submitted,

Donna Wilkinson, Secretary