

approved 3/15/23

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.

130 Patricia Ave. Office/Clubhouse

Dunedin, Florida 34698

Minutes from the Board of Directors Meeting held on February 15, 2023 at 9:30 am at the Clubhouse and via Zoom.

President Mark Seyller called the meeting to order at 9:32 am

Swear in Bill Dell and Ed Short Directors: This was done by Joe Carrideo.

Roll Call: President Mark Seyller, VP Rosalie Bongo, Secretary Donna Wilkinson, Treasurer Don Lessard, Director Russ Belden, Director Bill Dell, Director Ed Short. Quorum established. AmeriTech manager Tim Hendrix was in attendance.

Proof of Notice: The agenda was posted electronically and inside and outside of the clubhouse on February 12, 2023. Signs with the date and time of the meeting were posted at both entrances.

Minutes from the January Meeting: Secretary Donna Wilkinson made a motion to waive the reading of and to approve the January 26, 2023 meeting minutes, President Mark Seyller seconded the motion, all were in favor, motion carried.

Reports:

President: Looking to get another piece of fencing to fill in the gap by the shuffleboard courts, also looking for volunteers to install. A Wednesday pick up will be added for our garbage, getting filled up faster due to no recycling bins, Director Bill Dell is working on solar lights above the maps, explained the procedure for the Rules Committee there will be a meeting February 22, 2023, all street lights have been fixed, Power Poles have been purchased for \$654.73 a much lower quote than we were given, Secretary Donna Wilkinson will send a Thank You letter to the Sheriffs for their quick response to a Trespassing incident in the Park on February 7, 2023 at 2:30 am.

Treasurer: Revenue \$39,710.37, Operating Expenses \$17,020.73, Non Operating Expenses \$4,233.34, Combined New Income \$18,456.30. Raymond James Investment Income \$1,911.29.

Social: Given by Joe Carrideo beginning balance \$5615.74, expenses \$1250.87, deposits \$738.00, ending balance of \$5102.87.

Coffee: Given By Maureen Sawicki balance of approximately \$200, will turn in report later.

VP Rosalie Bongo made a motion to accept all reports given, Secretary Donna Wilkinson seconded the motion, all were in favor, motion carried.

Unfinished Business: Water Problem # 93: Contractor coming to evaluate water problem at Unit # 93 next week. Pedestal behind # 74 Pedestal needed due to amount of trees, process has been started with Duke Energy, will talk to Duke about 2025 pedestal replacements to see if fee will be lower due to replacing more than one pole.

New Business: Shuffleboard Benches: Benches in very poor shape, cannot be refurbished, price to replace benches is \$4890.97. Treasurer Don Lessard made a motion to spend \$4890.97 with the possibility to save money, Director Russ Belden seconded the motion, all were in favor, motion carried. Money for Memorial bench for Gary is available, will meet with Gord to discuss this.

Road re-sealing: Tim Hendrix will set up a meeting with sealing company for an evaluation after getting a proposal. We can wait until 2024, last seal coating done 2019.

Laundromat Discussion: Renewed contract.

Sales/Rentals: Share Transfer for # 58 to Christopher O'Hadley, Rental of Unit # 107 to David and Sharon Staples January 1, 2024 - April 30, 2024.

Home Improvements: # 107 replace carport posts and exterior door, # 38 attach a small antenna, # 1 remove sod around unit and replace with rock.

Residents Concerns: # 98 concrete stair in disrepair, owner looking for someone to do concrete grout work, pool furniture in disrepair, Director Ed Short and Secretary Donna Wilkinson will research.

Adjourn Meeting: Secretary Donna Wilkinson made a motion to adjourn the meeting, VP Rosalie Bongo seconded the motion, all were in favor, motion carried.

Meeting adjourned at 10:40 am.

Respectfully Submitted,

*Donna Wilkinson*

Donna Wilkinson, Secretary