

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

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

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

Roll Call: President Mark Seyller, VP Rosalie Bongo absent, Secretary Donna Wilkinson, Treasurer Don Lessard, Director Russ Belden, Director Bill Dell, Director Ed Short. Quorum was established.

AmeriTech Manager Tim Hendrix was in attendance.

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

Minutes from the February meeting: Secretary Donna Wilkinson made a motion to waive the reading of and to approve the February 15, 2023 meeting minutes, seconded by Treasurer Don Lessard, all were in favor motion carried.

Reports: President: Discussion of the Monday fundraising lunches to replace/refurbish pool furniture, shuffleboard benches ordered, delivery in April, pool shower has been replaced, broken inlet cap at deep end of pool will be fixed today, sewer backup behind units #50 & 51 has been fixed by Jetclean. Many thanks to Milton and his team for removing tree stump between #64 & #65.

Treasure: Report is attached.

Social: Not available

Coffee Fund: As reported by Maureen Sawicki: Income: \$159, Expenses: \$133.36, ending balance as of March 15, 2023 is \$738.17.

A motion to accept the reports given was made by Secretary Donna Wilkinson, seconded by Director Ed Short, all were in favor, motion carried.

Unfinished Business: Water Problem #93: A motion to pay \$3100.00 to JKL Service to put in a french drain at Unit #93 was made by Secretary Donna Wilkinson, seconded by Director Russ Belden, all were in favor, motion carried. Pedestal between #73 & 74: Duke Energy has already been paid \$3,351.93, a motion to pay Dimond Electric \$3,945.21 was made by Director Ed Short, seconded by Secretary Donna Wilkinson, all were in favor, motion carried. Road Resealing: The roads were last done in 2019 for \$9,000.00, time to reseal this year, current bid is \$15,000.00, awaiting second bid will discuss at next meeting.

New Business: Storm sewer repair between #65 & 64 had to remove palm tree to fix pipe, 3 quotes received: \$28,000.00 to replace entire pipe, \$6,382.00 to repair pipe, not to exceed \$2,500.00 to patch pipe. Motion to pay Ontap Plumbing \$6,382.00 was made by Secretary Donna Wilkinson, seconded by Director Bill Dell, all were in favor, motion carried. Social Treasurer Maria Carideo arrived late to the meeting with many apologies and gave the Social report: Expenses: \$1,620.55, Deposits: \$3,030, new balance: \$6512.32, this report is for the month of February 2023. A motion to accept this report was made by Treasurer Don Lessard, seconded by Director Russ Belden, all were in favor, motion carried. Insurance Discussion: Insurance premium for this year has increased by approximately \$5,000.00, talked about self insuring, asked owners if anyone in the park had experience in the insurance field, decision needs to be made in two weeks, the Board will do more research. Job Appointments: Pool: Joe B Summer, Ed S Winter, Social: Maria C Summer, Jan H Winter, Coffee Fund: Maureen S & Mike C, Garage: Ray G, Milton D, Lawn Mowing Issues: Russ B will notify Tim Hendrix, Office: Laurice B, Breeze: Rachel S (still looking for replacement), Laundromat: Russ B, General Maintenance Projects: Milton D, Mike C, During the Summer: Russ B, Rick S, Rosalie B, Air compressor Maintenance: Stan W.

Sales/Rentals: There have been no sales or rentals since the last meeting. We have approved two share transfers: #43 transferred to Nancy Pilch, #65 transferred to Rosalie Bongo.

Home improvements: #58 wheelchair ramp and update front porch, #18 replace dead sod with rock, #21 remove bushes in planter, add pavers and retainer blocks from fence to sidewalk, replace dead sod with stone. #14 Paint driveway tan/brown, 4'x 6' extension of existing shed.

Residents Concerns: Car driving through Park at 2am, everyone needs to be diligent at protecting their homes. Next meeting is on April 12, 2023 at 9:30am. Sealing of roads will be done during the summer.

*Adjourn Meeting: Secretary Donna Wilkinson made a motion to adjourn the meeting, Treasurer Don Lessard seconded, all were in favor, meeting adjourned at 10:20am.*

Respectfully submitted,

Donna Wilkinson

Unapproved