

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

Minutes from the Board of Directors Meeting held on April 12, 2023 at the Clubhouse and via Zoom. President Mark Seyller called the meeting to order at 9:29 a.

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

Proof of Notice: The Agenda was posted electronically on April 9, 2023, it was also posted inside and outside the Clubhouse on April 10, 2023. Signs with the date and time of meeting were posted at both entrances to the Park on April 10, 2023.

Minutes from the March Meeting: Secretary Donna Wilkinson made a motion to waive the reading of and to approve the March 15, 2023 meeting minutes, President Mark Seyller seconded, all were in favor, motion carried.

Reports:

President: There has been another ESA dog vetted by our Attorney and approved for Unit # 11, our President will be going North for the Summer on Saturday, please relay any concerns to other Board members, they will keep him updated. Annual Financial Reports are ready for distribution to owners, they will have to be signed for, if you are not here to sign your report will be mailed to you.

Treasurer: See attached report given.

Coffee: Balance as of 4/3/23 is \$688.91, Income: \$128.25, Expenses: \$177.51, Reported by Secretary Donna Wilkinson, covering for Maureen Sawicki.

Social: Balance as of 3/30/23 \$5807.38, Deposits: \$2282.00, Expenses: \$2986.94, Reported by Joe Carideo for Maria Carideo.

A motion to accept all reports given was made by VP Rosalie Bongo, Seconded by Treasurer Don Lessard, all were in favor, motion carried.

Unfinished Business:

Water Problem #93: Contracted with JKL Services to do the repair, we don't have a date yet, will be done soon.

Insurance Renewal: We will not be self insured, payment made to Insurance Company.

Board Vote to send Rules Changes to Residents: Should say to Attorney, discussion about appropriateness of bringing this for a Board vote, proper notification. Treasurer Don Lessard made a motion to send proposed changes to our Attorney for formatting to send to owners, VP Rosalie Bongo seconded, President Mark Seyller did not vote. VP Rosalie Bongo, Treasurer Don Lessard, Director Russ Belden, Director Bill Dell, Director Ed Short voted Yes, Secretary Donna Wilkinson voted No, motion carried.

Pedestal behind # 73 and # 74: Post is in, awaiting city inspection of electrical work within one week.

Storm Sewer Repair: The job is completed at a cost of \$6300.00, could become a problem in the future if remaining pipe is rusted on the bottom. We will talk about it at the November Meeting.

Road Resealing: Two quotes received: \$15000.00 and \$12600.00. Director Ed Short made a motion to accept bid of \$12600.00 from AllPhase Paving, Director Russ Belden seconded, all were in favor, motion carried.

New Business:

Investigation of Units So That Shares Match the Current Owners: The process to have property change hands within the family will be investigated by VP Rosalie Bongo, POAs (Power of Attorney) are not effective if person is deceased.

Money Market Fund: Treasurer Don Lessard talked about our investments and relying on our Raymond James investor. We have \$98000.00 in our Sweep Account, we should invest in Fidelity Investment Money Market Fund. Low risk, current 4.83% return, uninsured. Treasurer Don Lessard made a motion to invest \$25000.00 from our Sweep Account into this Fidelity Investment Money Market Fund, President Mark Seyller seconded, all were in favor, motion carried.

Sales/Rentals: The following sales have been approved: #4 to Elaine Timmons and Ron Ellis, #37 to Mary and James Weinel, #65 to Glenna and Bill Tennant, #100 to Anna Besely and Myron Knuppenberg, #20 to Rebecca and Mark Seyller. The following rentals have been approved: #122 to Margaret Lesser 1/1/23 to 1/1/24, #8 to David Fancher 5/1/23 to 12/31/23.

Home Improvements: The following home improvements have been approved: #72 Install a 12'x12' paver patio at the back of mobile using 12" or 16" pavers on a bed of sand, #39 Park motorcycle trailer under carport, #18 Paint carport driveway, sidewalk and rear patio pale blue, this was changed to gray. #61 1 or 2 offset supports for carport, #122 replace dead grass with decorative stone in front of mobile.

Residents Concerns: ESA discussion: no we cannot charge owners for ESA application, yes we can notify owners of approved ESA application with Unit #, yes there is a line item for Attorney fee for ESA vetting. Interest in cost to have Park gated, will talk about this at a fall meeting, kids jumping over fence by # 50 and # 51, new patio chairs look great, still need about \$600.00 to complete, will do more fundraising in the Fall, Kathy B will create a survey for owners who have concerns/issues to bring to the Board in the Fall. Fourth of July brings heaving traffic into the Park.

Adjourn Meeting: Treasurer Don Lessard made a motion to adjourn the meeting, Secretary Donna Wilkinson seconded, all were in favor, motion carried. Meeting adjourned at 10:45 am.

Respectfully Submitted,

Donna Wilkinson, Secretary