

Approved 12/6/22

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.

130 Patricia Ave. Office/Clubhouse
Dunedin, Florida 34698

Minutes from the Budget Adoption Meeting held on November 23, 2022 at the Clubhouse and via Zoom at 1PM.

President Bob Burris called the meeting to order at 1PM.

Attendees: President Bob Burris, VP Rick Severns, Secretary Donna Wilkinson, Treasurer Don Lessard, Director Ed Short, Director Russ Belden, Director Mark Seyller, AmeriTech Manager Tim Hendrix. Quorum was established.

Proof of Notice: The Agenda was posted inside and outside of the Clubhouse on October 26, 2022, sent to all owners from AmeriTech on October 21, 2022 and was Electronically posted on November 21, 2022. Signs with the date and time of meeting were posted at both the Beltrees and Patricia entrances on November 21, 2022.

The Board received 74 Proxies.

The vote results to Waive the Financial Reporting Requirements: 74 Yes.

The vote results to Rollover of Excess Funds: 74 Yes.

President Bob Burris asked the audience if there were any questions about the Budget, there were no questions.

A motion to approve the 2023 Budget was made by Secretary Donna Wilkinson, Seconded by VP Rick Severns, all were in favor, motion carried.

A motion to adjourn the meeting was made by Secretary Donna Wilkinson, Seconded by Director Mark Seyller, all were in favor, motion carried.

Meeting adjourned at 1:06PM.

Respectfully Submitted,

Donna Wilkinson

Donna Wilkinson Secretary

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Minutes from the Board of Directors meeting held on December 6, 2022 at 5:00 pm at the Clubhouse and via Zoom.

Attendees: President Bob Burris, VP Rick Severns, Secretary Donna Wilkinson, Treasurer Don Lessard, Director Ed Short, Director Russ Belden, Director Mark Seyller, AmeriTech Manager Tim Hendrix. Quorum was established.

Proof of Notice: The Agenda was posted both inside and outside of the clubhouse and Electronically posted on December 4, 2022. Signs with the dates and time were posted at both the Beltrees and Patricia entrances on December 4, 2022.

Minutes from the November 23, 2022 Meeting: A motion to waive the reading of and to approve both the November 23, 2022 Budget Approval Meeting minutes and the November 23, 2022 Board of Directors Meeting was made by Secretary Donna Wilkinson, Seconded by VP Rick Severns, all were in favor, motion carried.

Reports:

President: President Bob Burris announced the Annual Membership Meeting will take place on January 19, 2023 at 7:00 pm, if anyone would like to run for office you have until December 10, 2022 to turn in your paperwork.

Treasurer: No report was given as Treasurer Don Lessard has just received the Financials a few minutes before this meeting.

Social: No report available.

Coffee: No report handed in as the last report was only 2 weeks ago. There was a \$ 20.00 profit made, hoping for better attendance. Rosalie Bongo also stated that she will no longer be in charge of the coffee fund as of January 1, 2023. Jan knows this and will be looking for a replacement.

Motion to accept all reports was made by Secretary Donna Wilkinson, Seconded by Director Mark Seyller, a reminder that not all reports were given was made from Unit owner. Secretary Donna Wilkinson amended the motion to accept the Coffee and President report, Seconded by Treasurer Don Lessard, all were in favor, motion carried.

Old Business:

Fine the owners of Unit # 71: A notice will be sent by Tim Hendrix AmeriTech Manager to the owner for a meeting with the Fine Committee on January 18, 2023 at 6:00 pm. This is a meeting for the Unit owner and the Fine Committee only.

Patrick Morgan Pool Service: Tim Hendrix AmeriTech Manager sent a 30 day notice to Triangle Pool Company that their services were no longer needed at Dunedin Palms. Patrick Morgan Pool Service will start servicing our pool on January 1, 2023.

Pool Solar System: The Board will be comparing electric use to last year for the next 3 months. and will try to get a second quote for a new solar system.

Ping Pong Table: Very nice table, it is getting a lot of use.

New Business:

Rules Change Workshop: An update from Director Mark Seyller on the Rules Committee work was given. There will be a workshop meeting for all owners to attend to explain the proposals. There will be a vote by owners on the proposed rules changes. Rules will be voted on separately, approval by 2/3 of owners is needed to change rules. A 30 day notice will be given for a vote date. A big correction that is needed in our rules is eliminating the word "Shall" and replacing it with "Will". Another big proposal is "If you buy a Unit, you can't rent it for 2 years". Current rule is if you own 2 Units you must live in 1 unit and you can rent the other. President Bob Burris thanked the Committee for all of their work.

Power Poles: After an expensive replacement of a power pole in the park last month, the electrician informed VP Rick Severns that we could save money by purchasing 3 power poles at a time. Treasurer Don Lessard states there is no emergency and should not be purchased this year, but wait until next year, our Reserve Study suggests to start replacing current poles with pedestals in 2026. Suggestions from an owner to have volunteers check out all the power poles to assess for any need of replacement, the machines used to replace the power pole had a hard time getting to the back of the Unit, a lot of owners are expanding their carports that may hinder future need to get the machines to a power pole, be careful about expanding carports. The Board will put this on the agenda for further discussion under "Old Business" next month.

Pet Policy Discussion: A resident has sent the Board a letter stating they will be bringing an emotional support animal with them when they come to Dunedin Palms in January. Anyone asking to bring an animal into the Park is given forms to fill out and sent to our Lawyer. A lot of discussion on this topic. A lot of comments from owners that a no dogs allowed Park was one of the reasons they moved here, they don't want to be disturbed by noisy dogs, we all knew the rules when we came here. Director Mark Seyller made a motion to send our current policy to our Attorney for a review to be sure our paperwork is abiding by all Laws, Seconded by VP Rick Severns, all were in favor, motion carried.

Sales/Rentals: There have been no new sales. Rental of # 13 to Gary and Deborah Peterman 1/12-4/12/23, # 109, corrected by owner to # 105 to Scott Michaud 1/1/23-1/1/24 have been approved.

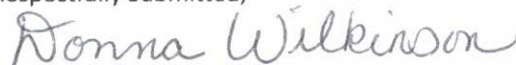
Home Improvements: There have been no requests for home Improvements.

Residents Concerns: Concerns about who is using our dumpster on Beltrees side as someone saw an unfamiliar person dumping garbage in our dumpster, is there a camera? Yes, it only runs at night and is motion sensitive. A residents yard was damaged by heavy machinery during power pole replacement, the resident was advised to fill out a complaint form. Continued concerns about the misuse of recycling bins, pizza boxes and everything that has food on it can't go in the recycling bins. Recycling bins to be discussed at next meeting as the misuse of recycling bins has been an ongoing problem. President Bob Burris thanked everyone for being here.

A motion to adjourn the meeting was made by Director Mark Seyller, Seconded by Director Ed Short, all were in favor, motion carried.

Meeting adjourned at 5:50 pm.

Respectfully Submitted,



Donna Wilkinson Secretary