

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.

130 Patricia Ave. Office/Clubhouse

Dunedin, Florida 34698

Minutes from the Board of Directors Meeting held on April 6, 2022 in the Clubhouse and via Zoom at 9:30am.

President Bob Burris called the meeting to order at 9:34am.

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

Proof of Notice: Signs with both the date and time were posted at both the Beltrees and Patricia entrances, the agenda was posted inside and outside of the Clubhouse on April 3, 2022. The agenda was sent electronically to owners on April 4, 2022.

Minutes from the March 2022 Meeting: A Motion to dispense with the reading of and to accept as written the March 16, 2022 meeting minutes was made by Secretary Donna Wilkinson, Seconded by Director Russ Belden, all were in favor, motion carried. A comment from Joe Carrideo was made, dispense with the reading of the minutes means they will be read at a later time, will you be reading the minutes later? Secretary Donna Wilkinson made a motion to amend previous motion with I make a motion to waive the reading of and to approve the March 16, 2022 meeting minutes, Seconded by Director Russ Belden, all were in favor, motion carried.

Reports:

President: Our current insurance policy will not cover any workers on ladders using power equipment, we do have workers compensation coverage. Looking for volunteers to water the new palm trees. Our Next meeting will be November 16 at 9:30am

Treasurer: Regular treasurers report not available as financial report from AmeriTech has not been received. (Financial report from AmeriTech is given to us the middle of the month) Treasurer Don Lessard will post the treasurers report on the bulletin board as soon as it becomes available. Treasurer Don Lessard informed everyone that a meeting with Raymond James Advisor took place recently, he will give more information during the New Business: Investments section of this meeting.

Social: This report is from December 31, 2021 with a beginning balance of \$6,992.59, Expenses: \$2361.96 a few receipts received in March for February and a little over \$643 for the purchase of new folding tables. Deposit: \$716.00, ending balance: \$5346.63 as reported by Social Committee Treasurer Maria Carideo.

Coffee: As of March 9, 2022 beginning balance was \$340.39, Expenses: \$107.97, Income: \$140, ending balance as of March 30, 2022 is \$372.42. Concern was raised as the attendance at coffee this year has not been the norm, we may want to look at how we do coffee in the future as reported by Rosalie Bongo. A motion to accept all

reports was made by Treasurer Don Lessard, seconded by Secretary Donna Wilkinson, all were in favor, motion carried.

Old Business: Improving the map of the park and adding a map at the Beltrees entrance (\$831.87) The new map was displayed for everyone to see, old map presented for comparison, President Bob Burris gave a great big thank you to Beckie Seyller and Sue Moore for their work on this and doing a wonderful job. These new signs are much easier to read and can be seen in the dark as well. Beckie reminded everyone to try and give your lane letter along with your unit number when calling Fire and Rescue. A comment about the new letters that were put on all mailboxes possible wearing off, no idea why as they are outdoor letters, may need a touch up in the Fall. Treasurer Don Lessard made a motion to pay \$831.87 for the new signs, seconded by Secretary Donna Wilkinson, all were in favor, motion carried.

Grease clog in main line: Our grease clog from Umberto's Restaurant: A letter has been sent from our lawyer to the owner of Umberto's dated March 11, 2022.

Demand was made that he immediately cease and desist dumping grease and oil into the sewer lines and that he take immediate action to cap the sewer line. We are also asking for \$10395.00 for damages within 30 days. There was a very lengthy conversation about this issue: has the Health Department or EPA been called? No they have not, the Board will bring this up with the lawyer. The damages to our Park sewer have been happening a long time shouldn't we be asking for more money? We can only ask for damages that we can prove with written documentation.

Shouldn't the County be helping us? They were called by President Bob Burris and he was told it is a City issue, they did not seem to want to get involved. We will have to file a law suite against Umberto's if he does not cap his sewer line that goes into ours and pay the damages, we cannot cap off his sewer line as this will shut down his business and he may sue us for damages. Umberto's owner claims to have an agreement with Dunedin Palms to use our sewer, no written agreement can be found, we may need to have our lawyer do a tittle search to see if this is true, the City of Dunedin had no record of the line from Umberto's going into our sewer on their schematics 1 1/2 - 2 years ago when we contacted them. A suggestion to have all of our correspondence sent to the Health Department was made. We have purchased a liquid enzyme product to pour down the manholes and sinks of individual units. This product will help clean out grease that continues to be poured into our sewer lines by Umberto's Restaurant. This product will be put in the manhole by Umberto's this week and for individual units in the Fall. Request from owner can full timers use this product now? Yes. The Board will be meeting with our lawyer once the 30 days has passed for further advisement. Memorial bench

\$450.00 has been raised: The actual amount raised is \$503 as more donations were received after the printing of this agenda. This money will be turned over to Tim Hendrix AmeriTech Manager for deposit. Much conversation took place as to when to purchase the bench and plaque to memorialize Gary Russell. A motion to purchase a bench and plaque for no more than \$750 was made by Secretary Donna Wilkinson, Seconded by Director Ed Short. After discussion it was decided to wait for Gord Mills (he made the request for this memorial bench) and Carole Lafond to return in the Fall so that they could pick out the bench and plaque. Comment received that at the February meeting, discussion about memorial bricks was to

continue at the April 6, 2022 meeting, this did not happen, President Bob Burris stated that not all of the information needed has been received and it will be put on the agenda for November meeting. Laundromat update: The Board receive 3 Quotes to repaint floors, walls and the ceiling and to replace door. \$1270, \$1669, \$2600. The \$2600 quote included an acid wash of the floor and an epoxy paint on the floor. The other two quotes did not. A motion to pay \$2600 for laundry painting was made by VP Rick Severns, Seconded by Director Ed Short, all were in favor, motion carried. The Board will also be looking into new laundry carts.

New Business:

Investments: Treasurer Don Lessard reported that President Bob Burris, VP Rick Severns and himself met with our Raymond James advisor to discuss our current Bond Funds. Loss of asset value for the last eight months. Three digit loss for the first five months, four digit loss for the last three months. Treasurer Don Lessard gave a detailed report on our investments: 1/3 of our cash on hand is in Bond Funds the rest is in cash as required by the State. We can't commingle Reserve Funds, operational and reserve fund can't be commingled. Treasurer Don Lessard made a Motion to sell five Bond Funds and reinvest into Short term CDs, Seconded by Secretary Donna Wilkinson. The length of the CDs would be six and twelve months, there would be no tax implications, .5 or .6 % interest. There is a \$6 Activity Fee cost per Bond to sell, the same cost to purchase Bonds should this be considered in the future. We want to be liquid and safe, we have certain restrictions as to what we can do was Treasurer Don Lessard's message to everyone. All were in favor, motion carried. Water problem between Units #92 and #93: When it rains Unit #93 has significant standing water in their Florida room and washing away the dirt causing their unit to sink. President Bob Burris will be looking for a company to put in a swale this summer to prevent this problem.

Sales and Rentals: There have been no new sales since the last meeting. Unit #107 Holly and Mario Guerreiro to David and Sharon Staples 1/5/22-5/4/23. Unit #62 Marvel VanNorman to Richard Momy 12/12/22-4/12/23. Unit #25 Stephen Berry to Christopher Baur 8/1/22-10/31/22.

Home Improvement/Changes: #4 Paint outside of mobile light grey.

Residents Concerns: Jan Houlihan announced that she is stepping down from her position of Social Committee Winter Director, Rachel Sammarco will be the new Winter Director. Jan will still be a member of the Social Committee. Bob thanked Jan very much for her hard work in this position. President Bob Burris reported that he has received complaints about children in the pool. He asked residents for their thoughts. Comments stating people would not be happy with a pool rule time limits for children in the pool. Bob asked for a straw pole. Who would be in favor of pool rule time limits for children. By a raise of hands majority were not in favor. Comment received about the back door in the kitchen leaking during rain storm, resident found a large puddle of water on the floor, the Board will look into this. Comment for the Board to be careful about tabling items at a meeting and not bringing them up again.

President Burris wished all those traveling up North this summer to have a safe trip, we will miss you.

Respectfully Submitted,

Donna Wilkinson Secretary

UNAPPROVED