

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC

130 Patricia Ave-Office/Clubhouse

Dunedin, Florida

Minutes from the Board of Directors Meeting held on Wednesday February 16, 2022 in the Clubhouse and via Zoom at 11:00 am.

President Bob Burris called the meeting to order at 11:01am.

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

Proof of notice: Signs with both the date and time of meeting were posted at both the Beltrees and Patricia entrances and the agenda was posted inside and outside of the Clubhouse on February 14, 2022. The agenda was sent to owners on February 13, 2022 and to the Board of Directors and Tim Hendrix AmeriTech Manager on February 12, 2022.

Minutes from the January 19, 2022: Secretary Donna Wilkinson explained it will no longer be mandatory to read the Board Meeting Minutes during Board Meetings, instead the Unapproved minutes will be posted on the Web page. A Motion to dispense with the reading of the Minutes from the January 19, 2022 meeting and to accept those minutes as written was made by VP Rick Severns, Seconded by Secretary Donna Wilkinson, everyone was in favor, motion carried.

Reports: Presidents Report: President Bob Burris reminded everyone to please register your visitors who are in the Park more than 48 hours. He thanked everyone for their patience while some Board members had medical issues and announced the March Board of Directors meeting will be held on March 16, 2022 at 9:30am. Comments from owners that they are having trouble using web site to register visitors.

Treasurer: See attached.

Social Committee: There have been no changes since the January report as reported by electronic notification by Maria Carideo.

Coffee: Current Balance is \$333.66, expenses were \$61.19, Income was \$65.00 This report is for the time of 12/29/21-2/2/22 and was given by Rosalie Bongo. A motion to accept all reports was made by VP Rick Severns, Seconded by Secretary Donna Wilkinson, all were in favor, motion carried.

Old Business: Palm tree stumps and replanting: Director Ed Short read a report written by Director Mark Seyller: We have lost 18 Palm trees over the past 4-5 years, 3 tree stumps were dug out manually by Ed, Kevin, Steve, Milton, Ron and Mark creating a huge savings to the Park. Mark would like those savings allotted to planting new trees this year. A fertilization program has been started, Ed, Bruce, Don and Mark fertilized all the Palm Trees, the trees will need to be fertilized again in the Fall. It is important that we not cut any greenery from our Palms, but to trim only dead fronds. Thanks to Ron and Kevin for trimming all of the dead fronds from the trees, we now have another savings of approximately \$1500.00 by not having to hire a contractor to trim in the Spring, we can possibly save this in the Fall. New research shows we can plant a new tree two years after a tree has been removed, Mark is creating a map to log the location of trees that have been removed and when. Research is still ongoing as to the best kind of tree to replant. Discussion from members and questions followed. There was concern about how will Tropical storms affect the Palms by not trimming the same way as in the past, no effect we should just cut dead fronds, also disinfect the blade in between trees. We only need to trim the trees twice a year, no other trees need trimming at this time. There was concern voiced about the safety and insurance coverage of the men using power tools on a ladder while trimming the Palms. The Board will check into this. A motion to spend up to \$3,000.00 to purchase new Palm Trees was made by Director Mark Seyller, Seconded by Russ Belden, all were in favor, motion carried.

Background check: A motion to keep the Background Check fee at \$100.00 was made by Treasurer Don Lessard, Seconded by Director Ed Short, all were in favor, motion carried.

Golf Cart Parking: A Motion to go case by case for golf cart parking was made by Treasurer Don Lessard, seconded by VP Rick Severns. After a brief discussion the Board made the decision to rescind the motion and table Golf Cart Parking.

New Business: Raising the Parks Credit card limit from \$1000.00 to \$2500.00: Secretary Donna Wilkinson made a motion to increase the Park credit card limit from \$1000.00 to \$2500.00. Discussion was sometimes the bill is not paid in time for another purchase to be done, VP Rick Severns stated that the Billing Department at AmeriTech is able to make a one time authorization if given notice. Any Board member may use the card, the President needs to approve it. Sometimes the billing cycle interferes with using the card. This motion died and will be tabled for the March meeting.

Improving the map of the Park by the Clubhouse and adding a map at the Beltrees entrance: Discussion regarding the need to have better mapping of units for Fire and Rescue to respond as soon as possible. President Bob Buriss asked if anyone would be interested in doing this to contact him. Sue Moore stated there is no street sign at her stop sign, the Board will look into that. It is asked of all owners to make sure they have numbers on their mailboxes that can be seen at night.

Water problem behind Units 46, 47, 48, 49, 50, 51, 52, 53 estimated cost \$400.00: Extreme flooding behind these units during rainy season, owners are using sand bags to protect air conditioners. Unit #49 owner Dave Groenig presented a plan to 3 board members and Tim Hendrix AmeriTech manager for a solution to help with the flooding. A barrel with a pump and piping to lead water to the street at a cost of \$350.00 to be located between Unit #49 and #50. A Motion to pay \$350.00 for the barrel, pump and piping was made by Treasurer Don Lessard, Seconded by Director Ed Short, all were in favor, motion carried.

Sewer Leak behind Unit #97: Treasurer Don Lessard explained his recent sewer issues in his home, a plumber determined that part of the problem was due to a hole in the clay pipe behind his Unit. According to our Rules this is the responsibility of the park to repair. Treasurer Don Lessard made a motion for Park to pay for the repair of the clay pipe with a hole in it, Seconded by Director Russ Belden, everyone was in favor except Director Mark Seyller who did not vote, Motion carried.

Sales/Rentals: #92 was sold to Patricia and Richard Pettfield, #26 was sold to Jeane Lyons and Vincent Cox, #72 was sold to Donald and Mary Hughes. There were no rentals approved.

Home Improvement/Changes: #97 Paint driveway gray.

Residents Concerns: There were none.

A motion to adjourn the meeting was made by Secretary Donna Wilkinson, Seconded by Treasurer Don Lessard, all were in favor, motion carried.

Meeting adjourned at 12:12pm.

Respectfully Submitted,

Donna Wilkinson, Secretary