

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.

130 Patricia Ave. Office/Clubhouse

Dunedin, Florida 34698

Minutes from the Board of Directors Meeting held on March 16, 2022 in the Clubhouse and via Zoom at 9:30am.

President Bob Burris called the meeting to order at 9:31am.

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: On March 14, 2022 signs with both the date and time of the meeting were posted at both the Beltrees and Patricia entrances and the agenda was posted inside and outside of the Clubhouse. On March 13, 2022 the agenda was posted on the website.

Minutes from the February meeting: A Motion was made to dispense with the reading and to accept the minutes as written by Secretary Donna Wilkinson, Seconded by Director Mark Seyller, all were in favor, motion carried.

Reports:

President: President Bob Burris changed the April meeting to April 6, 2022 at 9:30am. He reminded everyone to make arrangements for the upkeep of their planters when they leave to go North. A card with the name of person for hire to do this if you need someone will be posted on the bulletin board. He also thanked Mark and Ed for planting the new palm trees and Bruce H. for for all of his work cleaning up at the Beltrees entrance.

Treasurer: See Attached. A suggestion was made to ask Raymond James for another route for investment. A resident asked the question do we pay Raymond James advisor a fee? Treasurer Don Lessard answered no.

Social: No changes in previous month, balance is \$6992.59 reported electronically by Maria Carideo.

Coffee: Balance as of 3/9/22 is \$340.39, income was \$147.00, expenses were \$140.27 as reported by Roe Bongo.

A Motion to accept all reports was made by Secretary Donna Wilkinson, Seconded by Director Ed Short, all were in favor, motion carried

Old Business: Improving the map of the park and adding a map at the Beltrees entrance, new numbers and lane markers: Sue Moore and Beckie Seyller volunteered to research getting better maps, Director Mark Seyller, Bruce Russell, Ron MacDonald and Bill Dell volunteered to put letters on all mailboxes. Residents are encouraged to use the Lane Letter and the number they live on if they need to call Fire and Rescue. Sewer leak and grease clog in main line: \$427.00 was the cost to repair. Repairs to the electric meter posts at lots #50, 51 and 78 (\$460.02) This was the lowest estimate we received. A motion to pay for repairs was made by VP Rick Severns, Seconded by Director Mark Seyller, all were in favor, Motion carried.

Changes to the January 19, 2022 Board of Directors Meeting Minutes: Secretary Donna Wilkinson explained there was an error made in these minutes after they were approved, under new business palm tree stumps it currently says, "There will be no Palm Trees planted behind #46 due to there being a waterline." A motion to amend the sentence by adding, "It was suggested" and removing "There will be" was made by Secretary Donna Wilkinson, Seconded by Director Russ Belden, all were in favor, motion carried.

Golf cart parking: A motion to take golf cart parking requests case by case was made by Director Mark Seyller, Seconded by VP Rick Severns, all were in favor, motion carried.

New Business: Memorial for Gary Russell at the park: A request from Gord Mills to purchase a bench with a plaque on it in memory of Gary Russell for all of his many years of work at the park was received by the Board. There was a lot of discussion on types of benches: refurbished, a bench already in the park. Others in the park stated they would like to be part of this memorial and wanted to donate. Gord told everyone the bench would cost approximately \$500.00. A Motion to accept donations and the Association will make up the difference to purchase a bench was made by Director Mark Seyller, Seconded by Secretary Donna Wilkinson, all were in favor, motion carried.

This conversation brought about a lot of comments from owners about a lot of other people that they would like to Memorialize. This will be put on the agenda for the April 6, 2022 meeting for further discussion.

Grease Problem in sewer: After having the sewer line behind Units #92-100 scoped out with a camera it was discovered that Umbertos Restaurant is tied into our sewer. Our Lawyer has sent a letter to the owner demanding that he cap the sewer line within 30 days, we are also demanding reimbursement of over \$10,000.00 for past costs to unclog pipes. The owner of Umbertos claims to have made an agreement with us to tie into our sewer. The current Board can find no evidence of this. Many comments were offered that the money spent by us to take care of this issue is much larger than what we are asking for, it was explained that we have to have invoices to prove the grease problems.

Yard sales at individual units with traffic control: The Board did not believe that this event could be monitored adequately enough to ensure passage of Emergency vehicles if needed and general safety on the streets for all. There were suggestions about different ways to sell things: The Hale Sr Center has yard sales with tables to rent for a nominal fee, many local selling sight apps: Market Place, Next Door, Craigs List. A Motion to allow yard sales at individual units with traffic control was made by Secretary Donna Wilkinson, Seconded by Director Russ Belden, all were opposed, motion did not carry.

Painting Laundry room: A refurbishing of the laundry room will take place this summer, some ideas are scrape and repaint floors and paint walls. Requests for new laundry carts, new doors, new ceiling fan and light and fix/tighten the clothes line were made from owners.

Sales/Rentals: There were no sales approved in the last month. #65 Muriel Slough to Bill an Glenna Tennant 4/1/22-4/1/23, #8 Marg and Bob Armour to Joanne Healey 6/1/22-12/30/22.

Home Improvements/Changes: None.

Residents Concerns: What is being done with the old office ? Nothing at this time, we cannot sell that unit as we cannot add another share, it would diminish everyone's share. What is being done about #71, nothing at this time as they are current with their monthly fees. The board is keeping an eye on public records to make sure their taxes are being paid. Some suggestions for what to do with that unit should the Association buy it: extra parking, storage units. What is the status of the rules committee ? There is no update. Owner questioned the running of the Rules Committee stating that the committee was not following proper procedure citing Section 15 of the By-Laws. Proper notification was given

when the Committee gave a presentation last year during a Board Meeting. Has Umbertos grease system been inspected by the City ? No. Is it too late to suggest a Rule change ? No. VP Rick Severns will take donations for park bench for Gary Russell. Mikie Kelly and Don Ashley will form a Memorial Committee.

Treasurer Don Lessard made a Motion to adjourn the meeting, Seconded by Director Mark Seyller, all were in favor, motion carried.

Meeting adjourned at 10:50am.

Respectfully Submitted,

Donna Wilkinson Secretary