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**DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.**

**130 PATRICIA AVENUE #19**

**DUNEDIN, FLORIDA 34698**

**BOARD OF DIRECTOR'S MEETING, DECEMBER 20, 2017**

**Presiding Officer:** President Mark Seyller called the meeting to order on December 20, 2017 at 10 AM.

**Attendees:** President Mark Seyller, Vice President Julia Blanchard was absent and excused, Treasurer Bill Dell was absent and could not be reached, Director Barry Rose, Director Mike Garner, Director Gary Russell was present by telephone, Secretary Terri Tarozzi and Tim Hendrix, Manager AmeriTech. **Quorum was established.**

**Proof of Notice:** Meeting agenda posted at designated Park areas, Clubhouse and Office. Electronically to all board members, Tim Hendrix, Mgr. AmeriTech and Joe Carideo, Park Webmaster.

**MOTION:** A motion was made by Mike Garner and 2<sup>nd</sup> by Terri Tarozzi to accept and dispense with the reading of the minutes of the Director's meeting held on November 29, 2017. Note: Tim Hendrix stated that 2 meetings were conducted on that date, Budget Proposal and the Directors meeting were included in one meeting. **Motion Carried.**

**President's Report:** There has not been very much activity since the last meeting; however, the contract with Direct TV has been eliminated and Mike Garner has installed a small antenna in the back of the clubhouse, so everyone can watch local channels now. Zero cost.

**Treasurer's Report:** Mark will contact Bill Dell to have the Treasurer's report sent to him to be attached to the minutes of this meeting. As Sue Moore is not here, the coffee report will be attached to the minutes of this meeting. Social Committee, Claudette Guay reported a beginning balance of \$2,457.06; expenses of \$202.80; deposit of \$1,128.55 contributions from the "rummage sale"; for a total of \$3,392.81.

**MOTION:** A motion was made by Barry Rose and 2<sup>nd</sup> by Mike Garner to accept the Social Committee report. **Motion Carried.**

**OLD BUSINESS:**

**Maintenance forms:** Barry Rose has a form to be completed by each resident as to who will be maintaining their flower gardens and shrubs while they are not at their Florida residence. If you do not have someone, the Park will bill you thru AmeriTech. Please return the completed form to the office.

**Update of moving office:** We are still acquiring bids on prices for moving the office. Storage units with concrete pads will cost between \$13,000 to \$14,000. Also acquiring bids on rehabbing the wall in the clubhouse to accommodate the office space to be built.

**Addition to President's report:** Mark Seyller reported that the second notice for the Annual Meeting has been sent out. Four (4) candidates listed the positions they were running for on the Board Directors. The election will be simplified by having no ballots or counting of ballots at the January 17<sup>th</sup> meeting. The new Board will be seated at that meeting and two (2) appointments will have to be made. Currently the Board will be Bill Dell, Treasurer; Mike Garner, Vice President; Ronald McDonald, Director; Barry Rose, Director; Mark Seyller, President. Mark stated at the last Board meeting that he would not be running for President again, however; many residents have expressed to him, their appreciation of his service and wish him to stay; therefore, he has changed his mind for another year. Thank you.

**NEW BUSINESS:**

**Cost of Background checks:** Barry Rose reported that the Park was losing money on the background fees charged by us. He suggested to raise the fees as follows, \$50 for single (his/hers) and \$100 per couple. After some discussion from the residents it was said that the background check application stated that this was not a credit check. Therefore, it was considered that we eliminate the credit checks as well. We should be collecting this fee prior to any consideration for buyers or renters.

**MOTION:** A motion was made by Barry Rose and was 2<sup>nd</sup> by Mark Seyller to raise the background fees to \$50 individual and \$100 couple and eliminate the credit checks. **Motion carried.**

**Clubhouse Sign:** Hurricane Irma destroyed the sign outside the clubhouse which had the map of the Park noting the numbers of each mobile home. The plastic map is intact, but the posts were demolished. We will need to replace this as it is very helpful for delivery trucks, also for anyone who is unfamiliar with the Park, especially its numbering system. We can replace the sign as it was or place a small post with a box attached that would have a place for an info flyer in it noting the map with the unit numbers. This should cost under \$100 each. After further discussion from residents, it was decided that the sign would be replaced as it was before the hurricane. We will get bids on construction of that sign. Also, an info box will be attached for flyers on the sign at the clubhouse and at the entrance on Beltrees.

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**Maintenance renewal for Clubhouse air conditioners:** President Seyller received a renewal contract from Paradise Co. that service our air conditioners. The contract had been for 2 years at \$296 for coming twice per year to service them. President Seyller stated that we have received excellent service from this company and it has been a good value for the service they provide.

**MOTION:** A motion was made by Barry Rose and 2<sup>nd</sup> by Terri Tarozzi to renew the contract with Paradise Co., in the amount of \$296 for 2 years. **Motion Carried.**

**Website update – Joe Carideo, Web Master:** Joe made a point of order; on the minutes of 11/29/17, two corrections should be made. One: The motion that was made by Mike Garner was typed as Mark Garner Direct TV in the Clubhouse. Two: Question: Do the minutes need to be changed as President Seyller stated he would not be running for President next year. President Seyller stated that the minutes of today meeting will say differently. Joe asked when did he make the decision to run again. President Seyller stated he passed in his sheet before he left on vacation which met the deadline. Joe spoke of the many facets our new website has and will have in 2018. He reported that the website gets 15,000 to 18,000 hits per month. DunedinPalms.com is our domain. The residents and Board members thanked Joe all the work he has done to promote our website.

**COMMITTEE REPORTS:** No reports.

**APPROVAL OF SALES AND RENTALS:** Approved rentals; Unit #5 – Melanie Lewis to Daniel Claerhout, Unit #11 – Susan Congalton to David and Sharon Staples, Unit#64 – Cheryl Emeto to Annette Baril and Ron Blades.

**REQUESTS FOR PROPERTY IMPROVEMENTS/CHANGES:** Approved changes: Unit #84 Vanessa and Ed Short to paint their home blue with white trim, Unit #102 – Ray Guay to install a small digital antenna one foot above his shed roof in the rear and out of sight, Unit #59 –Dave Munroe to pat down a concrete apron the east side of the carport approx. 18" X 3.5" thick the length of the carport, shed and back patio.

**ADJOURN MEETING:** A motion was made by Mike Garner and 2<sup>nd</sup> by Barry Rose to adjourn the meeting at 10:45 AM.

**Respectfully submitted:**

**Theresa Tarozzi, Secretary**

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