

APPROVED

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.
130 Patricia Ave. #19 Dunedin, Florida 34698

BOARD OF DIRECTORS MEETING, February 20, 2017

Presiding Officer, President Mark Seyller called the meeting to order on February 20, 2017 at 9AM.

Attendees: President Mark Seyller, Vice President Julia Blanchard, Treasurer Bill Dell, Secretary Terri Tarozzi, Directors, Barry Rose, Gary Russell, Mike Garner and Tim Hendrix, Manager, Ameri-Tech. Quorum established.

Proof of Notice: Meeting agenda posted February 17, 2017 at designated park areas, electronically to all board members and to the Dunedin Park web site.

Motion was made by Terri Tarozzi and 2nd by Bill Dell to accept and not read the minutes of the December 7, 2016 meeting. **Motion carried.**

Presidents Report: Thank you to the Social Committee for several successful events; including Anniversary night, Picnic/bonfire and Family Feud night. Thank you to Barb Cashion for a new event, Sip and Paint. Thank you to Beckie Seyller, Roe Bongo and Deb Rose for the swap shop set up. On March 4th is the board class, required for new board members, to be held at Ameri-Tech. The seawall construction will start tomorrow. Thank you to Bruce Russell and George McDonald for painting our storm drains. Reminder of lunch at the clubhouse, 11:30am to 1pm, fundraiser for the Park Beautification fund, \$5.00. Water valves will be replaced in 2 units, and they will be notified when they will be shut down. A reminder that residents are allowed a three minute period to voice their opinions on any agenda item, prior to a board vote. Please identify yourself and use a microphone if needed. Bill Dell, Treasurer was not able to attend the swearing in ceremonies for the board; however Joe Carideo has sworn in Bill upon his arrival.

The following appointments for this year: General Maintenance: Bruce Russell, Pool: Mark Seyller and Ray Guay/Winter and Joe Bongo and Richard Potter/Summer, Garage: Ray Guay, Grounds: Barry Rose, Trees: Gary Russell, Lake: Dave Munroe, Shuffleboard: Russ Belden, Social Director: Jan Houlihan/Winter, Maria Carideo/Summer, Website: Joe Carideo, The Breeze: Rachel Sammarco, Office Manager: Laurice Belden.

Treasurers Report: Bill Dell reported that January's financials usually become askew due to the prepayments in revenue for maintenance, however we are in good shape. Both he and Mark Seyller visited the investment brokers from Raymond James and reported that our accounts were up a bit mostly from retained revenue from reserves and maintenance fees. January income was miniscule. Amounts required for reserves are in low risk investments and total investments are well covered in mid risk accounts. January Coffee report from Sue Moore: Beg Bal \$553.12, Inc \$260.25, Exp \$270.73, End Bal \$542.64. Social Committee report from Claudette Guay: Beg Bal \$6,848.28, Inc \$325, Exp \$1,491.58, End Bal \$5,681.70.

Motion was made to accept the Treasurers Report as presented by Gary Russell and 2nd by Barry Rose. All in favor, therefore the Motion was carried.

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President Seyller asked to move 2 agendas items up from New Business. **Note: The following items 7e and 7f have been approved by the Board: Sales/Rentals and Property changes. 7f under New Business – Sales/Rental:** Secretary reported one sale of #36 to Jim Brownlee and Terry Robitallie. They are currently renting the Sammarco's unit #79. One rental from #116 William Simpson to Dave Makert. All paperwork submitted and approved. **7e under New Business-Property changes:** #14/McGowan: replace 5 crank windows in front and side with up and down windows. Replace 1 window with a door which will open to the carport. #22/Cashon: new 6x8 shed directly behind existing carport shed and paint driveway with a beige color. #36/Brownlee, Exterior painting in grey, replacement of existing lanai, portable deck at back of property next year, replace all existing windows, replace existing screened porch with new screen enclosure, remove shrubbery, install new awning on north side. #51/Hesser: Rebuild existing planter, paint trim and awning same color bronze/brown as front door. #100/Seyller: Remove existing shed, build new 10x12 shed per attached drawing, build new screen room per attached drawing.

Old Business:

6a. Received a quote from Warren Tree Service, to trim 2 trees and the 3rd tree removed which is in power lines. Duke Energy agreed to top the 3rd tree for easy removal. The quote was \$650. There was some discussion about other palms that have the same problems. **Motion: Barry Rose made a motion to accept the offer of Warren Tree Service for \$650 to trim and remove 1 tree, the motion was 2nd by Bill Dell. All in favor, therefore the motion was carried.**

7. New Business:

a. The electric pedestal for units #25 and #26 has been replaced. An emergency situation existed. Quotes were received ranging from \$1,600 to \$5,300. Dunedin Electric was chosen with a quote to replace the pedestal at \$1,977.60. This was included in the scheduled replacement of other pedestals identified to be replaced in our reserve funds.

b. Computerization of office equipment has been under review and was found that the office equipment is out of date and in some situations not working at all. Under the advisement of Joe Carideo, our website director, has proposed to replace the systems in the back office and the front office. Other programs i.e., word processing and accounting etc., could be added. President Seyller suggested that we spend no more than \$1,600 for the upgrades. **Motion: Julia Blanchard made a motion to accept the proposal of upgrading of our office equipment not to exceed \$1,600, the motion was 2nd by Barry Rose. All in favor, therefore the motion was carried.**

c. The floor in the office at #19, needs repair and or replacement. There were discussions on how to approach this situation so that it does not need to be addressed every year. Barry Rose will be arranging to receive 3 quotes from contractors as to what, how and when this work could be concluded by the next Board meeting. Several ways to approach this would be is to remove the floor, to what extent, and make an assessment, to what extent. Also, the problem of termites was discussed at length. These situations will be included in Barry's quotes. Bill Dell was asked for the amount that was set aside for the office. He reported that \$25,000 was appropriated to windows, doors, siding and roof assembly.

d. A quote was given by Sunset Bay Landscaping for palm tree trimming and fertilization program for \$4,800. It covers trim palm trees, approx. 115 trees, twice a year for \$3,600 and fertilizer spikes and liquid fertilizer and insecticide treatment for \$1,200. **Motion: Gary Russell made a motion to accept the total quote of Sunset Bay Landscaping in the amount of \$4,800, the motion was 2nd by Mike Garner. All in favor, therefore the motion was carried.**

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Note: 7e & 7f moved to Treasurers Report.

g. The pool inspector, doing his routine inspections, closed our pool for “a chemical in-balance”. There was discussion that we were not getting the service we required for our pool. It was recommended we go out to quote for a new pool service company. Tim Hendrix, Ameri-Tech Mgr., was asked to get quotes from 3 pool service companies for the next Board meeting. It will be checked to see if there is a thirty day termination clause required from our now pool service company.

h. The pond aeration transformer and lights are not repairable. It will cost \$359 to get the aeration working again. We will ask Artistic Pools to install it. **Motion: Bill Dell mad a motion to authorize the cost of the transformer, the motion was 2nd by Mike Garner. All in favor, therefore the motion was carried.**

Committee Reports: Beautification report: Julia Blanchard reported that today will be a fund-raising luncheon at poolside for \$5. Hot dogs and hamburgs, chips and drinks will be served.

Correspondence report: No correspondence

Adjourn: A motion made by Mike Garner and 2nd by Terri Tarozzi to adjourn the meeting at 10:20AM. All in favor, therefore the motion was carried.

Respectfully submitted:

Theresa Tarozzi

Secretary