

**DUNEDIN PALMS HOMEOWNER'S ASSOCIATION, INC.**

**130 PATRICIA AVE., #19**

**DUNEDIN, FLORIDA 34698**

**Board of Director's Meeting, March 20, 2017**

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

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

**Proof of Notice:** Meeting agenda posted March 18, 2017 at Clubhouse, Office outside bulletin board, electronically to all board members, Tim Hendrix, AmeriTech and the Dunedin website.

**Motion: was made by Barry Rose and 2<sup>nd</sup> by Mike Garner to accept and dispense with the reading of the minutes from February 20, 2017. All in favor. Quorum established.**

**Presidents Report:** Mark Seyller reported that he will not be able to attend the April 17<sup>th</sup> board meeting because he will be leaving for home; but, he will be on a tele-conferencing call. Julia Blanchard will chair the meeting in his absence. Mark thanked Ray Guay and friend for fixing the water cooler. On March 4<sup>th</sup> at AmeriTech a certification class was held for the board members to become familiar with the rules and regulations in order to help them in managing our Park. Since the last meeting all the palm trees have been trimmed. Warren Tree Service informed Mark that they have no definitive date on removal of the palm tree and stump in front of mobile #100 as Duke Energy needs to top the palms in the wires first. The transformer and the lights in the fountain have been replaced and are working well.

**Treasurer's Report:** Bill Dell reported that money has been well spent on the construction of the seawall. There were no other expense changes to the financials other than the reserves of which the monies have been allocated for these necessary additions. Any comments or questions pertaining to the financials from last year to date, please feel free to contact him at any time to meet. The cost of the seawall was \$23,500 which was budgeted for \$47,000. Reserves balance approximately \$380,000 in the investment docket.

**Motion was made to accept the Treasurer's report as presented by Mike Garner and 2<sup>nd</sup> by Gary Russell. All in favor, Motion carried.**

**Old Business:**

- a. Office Computers: 1 computer has been purchased and Joe Carideo and Mark will try to save the other computer. The appropriation was voted up to \$1,600, and we have so far spent \$738 for the computer and auxiliary hard drive.

Office floors: Barry Rose reported that he could not get any quotes on repairing the office floor from 5 contractors as well as JR Constr. The problem is that they do not want to work on old mobiles. Mark suggested that we should delay any work on the office until the Fall when we would be able to have a workshop to discuss the floors and other needed repairs in the office. Hopefully by then another solution may present itself as we keep putting good money into something that is not worthy. A lengthy discussion from the floor covered items, i.e., the lot beside the laundry being used for a new office, volunteers doing the work to repair the floors and being aware that in the reserve fund the office expenditures total is \$14,000 allowed for doors and siding so we need to make a good decision on this going forward.

Joe Carideo called for a **Point of Order** regarding missing the reports of the coffee and social committee in the Treasurer's report and a non-agenda item going on too long. The chair, Mark, recognized the validity of the point on the coffee and social committee reports and it was left that we would schedule a workshop in the Fall concerning the office.

Claudette reported the social committees starting balance \$5,681.70 expenses \$2,915.95, income \$3,010, ending balance \$5,775.75 for February, 2017. The coffee report balance was \$542.64. Receipts from residents to the social committee was 70+ residents last year gave \$2,455. 60+ residents this year gave \$2,425.

**A motion was made to accept the financials of the social committees report and the coffee report by Julia Blanchard and 2<sup>nd</sup> by Bill Dell. All in favor, Motion carried.**

- b. Pool service contract: The pool was closed by the City 2 times for a chemical imbalance after routine services were completed. We have received 2 quotes for the pool maintenance. Ricks Pool Service quoted 3 times a week application for \$350 per month, with the provision of changing the pool equipment to the cost of \$895. A quote from Aqua Doc's Pool Service was \$350 per month for 3 times a week.

**A motion was made to accept the quote of Aqua Doc's Pool Service for \$350 per month by Bill Dell and 2<sup>nd</sup> by Mike Garner. All in favor, Motion carried.**

**New Business:**

**6 a. Liquid solar pool cover.** The State of Florida will ban the use of solar pool covers because it is a safety hazard. If someone falls on it, you can't get out. In order to conserve the heat in the pool there is a liquid chemical that acts like the pool covers. It can't be seen, felt and is non toxic. It forms a film on the surface, when swimming it breaks apart and comes back together. We have paid \$300 to \$400 for pool covers every couple of years. Using this cover, our cost for 2/3 of a year for 32 treatments will cost \$80. There was some worry about the chemical composition.

**Mike Garner suggested to Table this agenda item until the next meeting of April 17<sup>th</sup>.**

**6 b. Pool deck resurfacing.** Barry received 3 quotes from 3 contractors. JR's Just Right quoted \$3,638, Garrity Decking quoted \$6,223, Decks Don Right quoted 2 proposals of \$3,783 and total package of \$6,886. They will repair all cracks including kick rails, clean and pressure wash entire deck area, repair cracks with filler that adheres to the new paint, paint it with 1 color for pool deck and an offset color for kick rail, 3 coats of acrylic sealants which will not be slippery. Mark mentioned that in the 2016 Budget this was budgeted for \$9,776 but was not finished. All 3 contractors were verbal about the erosion of the seawall on the pool side.

**A motion was made by Gary Russell and 2<sup>nd</sup> by Barry Rose to have JR's Just Rite start right away and not worry about the erosion. A vote was taken, Mark Seyller yea, Julia Blanchard nay, Terri Tarozzi nay, Bill Dell yea, Director Barry yea, Director Russell yea, Director Garner nay. Hearing 4 yea and 3 nay, a majority vote prevailed, Motion carried.**

**6 c. Defibrillator for clubhouse.** Discussion on whether to purchase a defibrillator for the clubhouse brought about many suggestions ranging from price as well as training for the defibrillator and CPR. Jan Houlihan was asked to arrange for training in the Fall, but then Joe Carideo asked if it could be scheduled right away for all of the full-time residents.

**A motion was made by Gary Russell to purchase a new defibrillator for \$825, a short discussion on the purchase was heard from the residents. Mark asked by a show of hands how many would like to purchase, about 12, how many would not, a majority was counted. Hearing no 2<sup>nd</sup>, the motion was killed for now.**

**6 d. Pond erosion/seawall.** The reality is that the seawall has been completed. Mark feels that the most important thing is to build another seawall on the pool side of the pond. There is evidence that the ground is shifting and a loss of soil. He does not know for sure, but the closest, on the side of the pond the cement is breaking away from the pool itself more than any other place on the deck. The concrete pad that the pool heater sits on is not level and is leaning towards the pond and from the building side about 1.5 inches, the tree line on the pool side on the ground is above the tree and the pond side is down 6 to 7 inches below the tree ground line. If you stand on the bridge, the 2 light poles on the shuffleboard court are leaning towards the pond. The fence post that is painted white now is gone below the post and has no paint on it. The shuffleboard court nearest the pool is not level, it is leaning towards the pond. We need to

protect our assets for the pool, clubhouse and shuffleboard court. Mark has received a verbal quote from the contractor for a new seawall from our bridge to the Sky Loch inlet for \$69,000. He reported we paid \$23,500 for the new seawall, budgeted \$47,000 for a balance of approximately \$24,000. There is a shortfall of \$45,000; however, we have the funds in deferred maintenance in the reserves. He would like to patch the roads, patch the cracks and seal them and put off new roads for 5 or more years. This would have to be voted by the membership at the next annual meeting to move funds from roads to deferred maintenance. In 2018 an updated study on the reserves will be done. There will be useable land in front of the pool deck and clubhouse if seawall is done. This however will be in upcoming years. A pond management company stated that there were only 2 different plants that can be planted around the pond to stop erosion should we decide to upgrade the rest of the pond. Mark opened a question period to the members. After a lengthy discussion, it was decided that Tim Hendrix will seek 2 more quotes on the pool side wall, once quotes received a special meeting will be called to vote on this agenda item.

**6 e Road repairs.** Already discussed in previous agenda item. Last year we budgeted \$15,589 for repairs of cracks and to seal the roads, however, this has been put off because of the new roads to be done in 2020. The reserve balance for roads is \$144,000. We will get bids for the cracks and sealant by the end of this year.

**6 f. Lawn contracts.** Barry reported that he is in contact with the lawn company every Monday. They do what he asks them to do, because Barry will decide who which sections of the Park will be mowed. The grass is very dry and some are in the dormant state. Mowing and walking on these grass types can kill the grass. During the months of May thru Oct it is mowed weekly, during Nov and April it is mowed bi-weekly. If anyone is interested, the lawn company will apply fertilizer and weed control for any of the residents for a fee.

**6 g Parking Issues.** Mark stated that he feels the problem of parking is thru the months of January to the end of March. Our rules do conflict in some instances on parking with the State rules, therefore Mark would like the board to plan a workshop on this topic in the Fall. Mark then opened discussion with the floor. There were many suggestions from the floor. There are new rules and laws concerning parking in places that do not belong to the car owner, no long term parking or overnight parking, etc. These and more will be taken under advisement by the workshop team.

**6 h Cars and Golf Carts speed limits/stop signs.** The Board received a letter from a resident concerning speeding on B Lane. Five years ago, there was a stop sign by unit #72 requiring cars to stop. That sign was removed and they would like to have that sign put up again. The stop sign will be replaced. Speed limit signs could be added to the stop signs around the Park. These suggestions will be taken under advisement by the workshop team.

**6 i Property Purchases.** There is a property, possibly for sale, that is located next to our entrance on Beltrees St. this is the only property that could increase our needs for the Park. The lot is 75x225 or approximately 16,500 sq ft. Presently has 2 homes rented for \$600 per month and \$400 per month. The property MAY be available for \$160,000. A discussion followed by

residents ranging from objections to it and “go for it”. A show of hands by the residents indicated that the majority are in favor of the board pursuing the possibly of a purchase.

**Property changes:** Unit #1, Wilda Kerns to install 2, 8ft sections of lattice to back of double wide with attached drawings. Unit #1, Wild Kerns a golf cart pad behind the unit 5x7.5 made with square pavers. Unit # 112, Garner’s -paint driveway same color-pearl gray. We have 2 purchases: Cashons #22 are in purchasing #103 LaPenta Estate and Cashons #22 are selling their mobile to Janet Cress, a renter this year in #8. All have been approved prior to this meeting.

## **7. COMMITTEE REPORTS**

**7 a Park Beautification:** Julia Blanchard reported that 1 more fundraiser will be held for the Park Beautification project on Monday, March 27<sup>th</sup>, 11:30am to 1pm in the clubhouse, same menu for a donation of \$5. She thanked everyone who helped on both projects.

**7 b Social Committee:** Jan Houlihan reported that the Social Committee has purchased 100 replacement chairs for the clubhouse. They are grey in color with high backs with lumbar support, similar to the old chairs, powder coated on the metal parts. Old chairs were purchased by a resident back in 2002. The Social Committee is asking that Dunedin Palms share in the cost of the new chairs by 50 %. Total price was \$3,570.88.

**A Motion was made by Julia Blanchard and 2<sup>nd</sup> by Mark Seyllar to pay half of the purchase price of the chairs by Dunedin Palms Association for \$1,785.44. All in favor, Motion carried.**

**8. Correspondence:** No correspondence.

**9 Adjourn Meeting:** A Motion was made by Mike Garner and 2<sup>nd</sup> by Mark Seyller to adjourn the meeting at 12:07PM.

**Respectfully submitted:**

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**Theresa Tarozzi, Secretary**

APPROVED 4/17/2017

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