

DUNEDIN PALMS HOMEOWNER'S ASSOCIATION, INC.

130 PATRICIA AVE., #19

DUNEDIN, FLORIDA 34698

Board of Director's Meeting, April 17, 2017

President Mark Seyller, by telephone, called the meeting to order on April 17, 2017 at 9:02AM.

Attendees: President Mark Seyller, by telephone, Vice President Julia Blanchard, Treasurer Bill Dell, absent, Secretary Terri Tarozzi, Director Barry Rose, Director Gary Russell, Director Mike Garner, absent, and Tim Hendrix, Mgr. Ameri-Tech Mgmt. Quorum established. NOTE: Director Mike Garner arrived at the meeting at 9:06AM. Vice President Julia Blanchard will chair the meeting in President Mark Seyller's physical absence at the meeting.

Proof of Notice: Meeting agenda posted on April 14, 2017 at the clubhouse, Office outside bulletin board, electronically to all Board members, Tim Hendrix, Ameri-Tech and Dunedin website.

Motion: A motion was made by Terri Tarozzi and 2nd by Gary Russell to accept and dispense with the reading of the minutes of BOD meeting, March 20th and Special BOD meeting of March 31st. All in favor, Motion carried.

5. Reports:

a. President's Report: President report was given by Mark Seyller on the phone. He reported that speed limits within the Park have been established and signs will be made to that effect. The signs will be attached to the stop signs in key areas of the Park. Speed limit is 15 mph.

b. Treasurer's Report: Bill Dell was not able to attend therefore he will prepare his report and it will be attached to the minutes of this meeting. Claudette Guay reported the coffee fund as of 3/1/17 balance was \$5,775.74, expenses of \$801.59 and ending balance 3/31/17 of \$4,974.15. Social committee will be attached to minutes of this meeting.

6. Old Business

a. Solar chemical cover for pool: Mark reported that questions had arisen from last month's meeting concerning how long this product has been in use and the chemical makeup of this product. He reported that the product has been in use since 2010 as that was the year that the MSDS sheet was dated. Mark has read the MSDS sheet and it reported that it was not known to cause any hazard by the EPA. Mark would like to have an approval of using this product this fall. The cost would be \$200 to \$250 per year. The shelf life of this product is at least 2 years. As the old cover has been disposed of we will need a new cover by Fall or approve the use of the pool solar chemical cover. This is an alternative to the plastic cover as you can't see it, smell it, or feel it. We have an option to purchase this product ourselves and have our new pool company add it to the pool.

Motion: A motion was made by Mark Seyller and 2nd by Mike Garner to purchase this product for use this Fall. All in favor. Motion carried.

b. CPR Update: Jan Houlihan reported that she and Roe Bongo will be going to the American Red Cross (ARC) to take the CPR/FA/AED course in St. Petersburg as well as any resident that would like to go. The cost will be \$90 per person. They can also come to the Park and train at least 8 participants as well, the cost is \$90 per person. It was suggested that the Park pay for Jan and Roe's training as they will be our go to person.

Motion: A motion was made by Mike Garner and 2nd by Gary Russell for the Park to pay for Jan Houlihan and Roe Bongo's charge of \$90 each to the American Red Cross for the course CPR/FA/ED this Fall. All in favor. Motion carried.

7. New Business:

a. Fee for clubhouse use: Gary Russell suggested that a fee be charged for the use of the clubhouse for private parties. This small fee would cover the use of the electricity. This led to some pros and cons discussion from the floor, i.e. scenario of a person leaving the Park where alcohol was available and that person got hurt or caused others to get hurt, who is responsible and a suggestion to call it a deposit

to be returned if clubhouse has no damage when they leave, also to check with our insurance company for liability for such events.

Gary Russell suggested we table this discussion until we can gather more information needed to make this decision.

7. New Business (cont'd)

b. Park Security: Barry Rose discussed some ideas that the Board and Park residents can work together on to come up with what we should do to keep our Park and residents safe. Suggestions included cameras at both entrances to capture license plates and vehicle identifications, trash bins, laundry area. Possible motion lighting around the Park with 2 monitors, 1 in clubhouse and 1 in office; participate in a workshop to compile information. We must remember to be active instead of reactive when it comes to security in the Park. This workshop will start in the Fall.

8. Committee Reports:

a. Beautification: Julia Blanchard reported that in the May/June issue of "The Breeze" she will report the work that has been done at the Park. No new plantings will be planted until it rains. Everyone at the meeting, thanked Julia for her efforts cleaning, planting, pulling weeds, around the Park. Looks great!

9. Correspondence: Terri reported receiving a request for approval for property change. Eva requested to add a finished deck onto back of enclosed porch the length of the building. The vinyl siding would be continued the length of deck and stones underneath deck would make it look finished, matching the porch. This would make my year-round living here even more enjoyable. This included many detailed measurements and copies of plans for the deck along with pictures. This request was approved by the Board today, April 17th.

10. Adjournment: A motion was made by Mike Garner and 2nd by Barry Rose to adjourn the meeting at 9:55AM

Respectfully submitted:

APPROVED 11/29/2017

Theresa Tarozzi, Secretary

APPROVED