

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

Board of Directors' Meeting, December 19, 2018

Presiding Officer: President Mark Seyller called the meeting to order at 10:00 AM.

Attendees: President, Mark Seyller; Vice President, Mike Garner; Secretary, Beckie Seyller; Treasurer, Bill Dell; Directors, Bruce Russell and Ameritech Manager, Tim Hendrix, all present. Ron MacDonald was absent. Quorum established.

Proof of Notice: Meeting agenda was posted 48 hours in advance at the Park office and clubhouse. Signs were posted at both entrances to the park.

Minutes: Mike Garner made a motion to accept the minutes and dispense with the reading of the November minutes. Bruce Russell 2nd. Motion carried.

Reports:

President's Report – Mark was happy to report that our new shed is up. Now we need to complete the interior. The gutters are being finished today. We are requesting volunteers to help install the insulation. We can then install the wallboard. We would like to start moving the office by the end of our board's term; however, if that isn't accomplished, Mark has been asked to oversee the move to completion which he has agreed to do.

Treasurer's Report – As of November 30, 2018 as reported by Bill Dell:

BB&T Account Balance:	\$ 54,055.75
Raymond James:	285,176.18

Joe Carideo, on behalf of Maria Carideo, reported the balance of the Social Committee as of November, 2018, was \$2256.04.

The coffee fund was not available but will be copied and filed with the minutes.

Mike Garner made a motion to accept the reports which was 2nd by Bruce Russell. Motion carried.

Old Business: Nothing to report

New Business:

Sidewalk Cleaning – We have obtained a quote from Steve Houser of S&K Services of Tampa Bay. He was highly recommended by Ameritech. S&K has been proven to do good work and is very cost effective. Steve was present to talk with us. If he is awarded the bid, he will be able to start in mid-January. He also offered to clean our individual units and driveways at a cost of \$100 to be paid by the owner. To clean the driveway only would be \$40-50. S&K normally charges \$1950.00 for the sidewalk cleaning, but will charge only \$1650.00 if he is given the job by the end of this year. He distributed his contact information.

After discussion with our members, Mike Garner made a motion to hire S&K Services for our sidewalk cleaning. 2nd by Bruce Russell. Motion carried.

Bicycle Rack and Griddle – Jan Houlihan requested that we replace our bicycle rack that had fallen apart a few years ago. She reported that we can purchase a new sturdy, well anchored one for \$200-250.

It was suggested by Joe Carideo that we buy a grill top griddle that would cover the grates of our existing grill. This griddle would allow us to cook more at one time and would be easier to clean. It would be excellent for hosting more fundraisers as well, such as lunches, pancake breakfasts, etc. A heavy-duty grill top griddle can be purchased for approximately \$240.00

Mark Seyller made a motion that the Board purchase the bicycle rack and griddle for up to \$275 each. Mike Garner 2nd. Motion carried.

Service and Comfort Animal Resolution – This issue will come up sooner or later. We will need to be careful what we tell these people because we will be held liable. We have had our attorney write a policy to comply with Florida statues and National Law.

In Florida, we have the right to have people complete our own forms telling us what their animal does for them. They must have their doctor complete that form and return to us. This might prevent a few from taking advantage of the internet forms. We would then have our attorney decide whether the animal is really necessary for emotional support and would be allowed in our park. Of course, **obvious** service dogs would be allowed. This would relieve us of any responsibility.

After some discussion, Mark made a motion that we adopt this resolution, with one minor change; the word Condominium be changed to Park. We would let our attorney decide which animals would be allowed in the park. Mike Garner 2nd. Motion carried.

Committee Reports – See Treasurer's Report

Approval of Sales & Rentals – Beckie Seyller reported the following:

Unit #29 sold to Mark and Beckie Seyller

Unit #33 is renting to Ken and Connie Smessert

Unit #59 is renting to Tom and Joyce Munroe

Unit #76 is renting to Todd Backus

Requests for Property Improvements/Changes -

Unit #41 to place a small antenna on north side of unit

Unit #69 to install HDTV antenna behind unit; not on common ground

Unit #84 to extend carport 26” on east side; 3 extension poles will be used

Correspondence – None to report

Adjourn Meeting: Motion made by Mike Garner to adjourn the meeting and 2nd by Bruce Russell. Meeting was adjourned at 10:40 AM.

Respectfully Submitted,

Beckie Seyller, Secretary