

APPROVED

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

Board of Directors' Meeting, February 21, 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 Bell; Directors, Ronald MacDonald, Bruce Russell and Barry Rose; Ameritech Manager, Tim Hendrix, all present. Quorum established.

Proof of Notice: Meeting agenda was posted at the Park office and clubhouse. Also, electronically to all board members and to our Dunedin Palms webmaster.

Motion: A motion was made by Barry Rose to accept and dispense with the reading of the minutes of January 17, 2018 and was 2nd by Bruce Russell. Motion carried.

President's Report: Mark reported that our pool had been closed for unreasonable reasons. One being the size of the lettering on the “no diving” sign; it needed to be changed to 4” letters. Also, a part on our pump that had to be replaced for \$850.00.

Treasurer's Report: Bill reported totals as of January, 31, 2018:

Total Reserve Account	\$370,493.56
BB&T Current Account	65,724.57
Raymond James	687.34

Motion was made by Mike Garner to accept this report and 2nd by Bill Dell. Motion carried.

Coffee Committee: No report

Social Committee: Claudette Guay reported a balance of \$5599.29. Motion was made by Barry Rose to accept the report and 2nd by Ron MacDonald. Motion carried.

Old Business: Nothing to report.

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New Business:

Palm tree trimming contract for 2018

Mark presented three quotes:

Jim Simmons Lawn Care & Landscaping for \$1,798.50

A&M Tree Care for \$1,853.00

Tree Stooges for \$1853.00

Mark made a motion that we accept Jim Simmons' proposal which was 2nd by Barry Rose. Motion carried.

The loss of a palm tree for Unit #8 was discussed. It will be replaced but we are required to wait one year to watch for fungus and disease that still remain in the area of that tree. The ground needs to be free of any disease in order to not contaminate the newly planted tree.

Shuffleboard Court bids for resurfacing

Mark presented three quotes that were obtained from Russ Belden:

Sport Surfaces for \$5,200.00

Kurt's Court Services for \$1,800.00

Ace Shuffleboard Company for \$2,000.00

Russ reported that he thought Sport Surfaces was too "high end" for our park. He is familiar with Kurt's work. He will sand if needed, stain, line & seal all courts. Clean and stain/paint all alleys and seal surfaces with color finish with glass beads. Bruce Russell made a motion to have Kurt's Court Surfaces to resurface, paint and seal the courts. 2nd by Ron MacDonald. Motion carried.

Change orders for May 2018 road construction

Mark suggested to appropriate up to \$20,000.00 for any potential change orders required for the road construction. Mike and Barry will oversee this project since they are full time residents. Mike made a motion to appropriate up to \$20,000.00 for changes if needed. Ron MacDonald 2nd. Motion carried.

Conversations were held with the audience concerning a good common grade be used, a good 1 ½ " top, base height, city road permit, the date of construction, etc. All questions and concerns were addressed. Speeds bumps were quickly ruled out.

Moving of office into clubhouse

Mark presented a sketch of the proposed shed in connection with the office move. A "timeline" was also submitted. Approximate time for ordering the shed is 8 or 9 weeks. Will need to empty room where office is to be, patch walls, move tables, build outer wall of new office with double doors, empty current sheds, remove 2 trees, pour concrete, bring in new shed, equip new office (phone, internet, fax, etc.), landscaping and change office address with the post office.

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Bill Dell informed us that we would be saving \$2600.00 a year on utilities alone. Benefits and savings would be beneficial.

Several concerns were addressed with the audience. Much of the major work required by volunteers will be put off until fall so the full time residents aren't doing all the work. The 'snowbirds' will be here to help. A climate-controlled shed to prevent mold & mildew was discussed. Proper electric, exhaust fan, height restrictions, and a loft for storage. It was suggested to fabricate a cart to make it easier to move tables.

Mark presented three quotes for the clubhouse office work:

Thomas for \$1,180.00

Parkview Development for \$2,450.00

Russ Belden for \$903.25

Thomas has no liability insurance. Russ is lowest and would be covered through the park's insurance. Barry Rose made a motion that we accept the bid from Russ Belden, 2nd by Bruce Russell. Motion carried.

Also, the ground is lifted from tree roots; needs to be level for the shed. It was decided three years ago to remove the two pine trees but was never completed. Three quotes were obtained. Tree Stooges for \$900.00, Jim Simmons, \$1500.00 and A&M for \$850.00. Mike Garner made the motion that we have A & M remove the trees for \$850.00. 2nd by Ron MacDonald. Motion carried.

Mark presented two bids for the shed construction:

Florida Shed Company for \$14,588.78

Tuff Shed for \$13,947.90

Jacobsen refused to bid as they will not deal with the City of Dunedin in obtaining permits. Also, a garage contractor was contacted but could not build what we needed for under \$20,000.00 Mike Garner made a motion to accept the bid from Tuff Shed. 2nd by Bruce Russell. Motion carried.

A discussion was held with the audience to set a time frame for tear down and clean up.

Committee Reports: No committee reports

Approval of Sales and Rentals: Beckie reported that there were two approvals for sales. Unit #67 to Laurence Lyman and Unit #86 sold to Mike and Donna Wilkinson.

Requests for Property Improvements/Changes: Requests for property changes were reported by Beckie for Unit 86 and Unit 100 each to install a small TV antenna.

Correspondence: None to report

Adjourn Meeting: Mike Garner made a motion to adjourn meeting. Beckie 2nd. Motion carried. Meeting was adjourned at 11:35AM.