

APPROVED

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.

130 Patricia Avenue #19

Dunedin, Florida 34698

Board of Directors' Meeting, March 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.

Minutes: A motion was made by Barry Rose to accept and dispense with the reading of the minutes of February 12, 2018 and was 2nd by Ron MacDonald. Motion carried.

President's Report: Mark reported that the 2018 Board Members have taken the Board Certification Course and all have been certified.

He announced that the road project should begin the first week of May and should take about one week. A sheet was passed around explaining the care and maintenance of the new asphalt.

The Clubhouse:

The annual air conditioning service was performed on both units in the clubhouse. Mark and Stan Williams installed a new key-less entry lock on the door. The new office has been painted (thanks to Mark and Bruce Russell) and a new door has been purchased. The sheds have been cleaned out but won't be torn down until we have the actual building permit in hand.

Joe and Roe Bongo have taken over the responsibilities of our neighborhood watch and will be working with our Sheriff's Department. Thanks to Tollie and Gloria Holtzclaw for their many years of service.

Treasurer's Report: Bill reported totals as of the end of February, 2018:

Raymond James	\$366,855.52
BB&T Current Account	67,317.32
Reserve Fund Income	576.31

Social Committee: Balance end of February was \$4644.99

Coffee Fund: End of Jan. was \$311.63 and end of Feb. \$389.91

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A Motion was made by Mike Garner to accept this report and 2nd by Ron MacDonald. Motion carried.

Old Business: Nothing to report.

New Business:

Pool Deck Resurfacing

Mark presented quotes from three companies:

Aqua Doc's Pool Service for \$6600.00 to fix, fill and paint 1100 sq ft

Aqua Doc's Pool Service for \$9350.00 for pavers for 1100 sq ft

CTI for \$12,246.00 to repair, grind surface and apply overlay on 1884 sq ft

Decorative Concrete Solutions for \$9900.00 to repair cracks, apply overlay with thin concrete in a flagstone pattern.

Discussion was held with the audience. Tripping was a concern of the pavers, as well as the maintenance, weight and expense. The flagstone design with the concrete overlay would make future cracks (if any) less noticeable. Pavers were ruled out but the decision of which contractor was tabled until the April meeting

Palm Tree Trimming in September

Due to an oversight, it had not been voted on to trim the palm trees in the fall and the quote was good for only one year. Mark made a motion to accept the quote from Jim Simmons to trim the trees in September at the same price as the Spring trimming. 2nd by Barry Rose. Motion carried.

Recycling

Ron MacDonald checked with Waste Pro on pricing. The cost of 4 bins (2 at each dumpster location) would cost \$30.00/month. He is going to verify the cost. They won't accept any glass. After some discussion, it was decided that the size of bins were too small, wanted to be able to recycle glass, etc. Ron will acquire more info. Tabled until the April meeting.

Fence Skirting by Umberto's

Barry Rose estimated that the skirting would cost around \$600.00. Work to be done by park volunteers. Barry made a motion to purchase the material for no more than \$600.00 and we do the labor. 2nd by Bruce Russell. Motion carried.

Park Projects-discussion led by Barry Rose

Fans under the canopy in the pool area. The Board will share the cost with the Social Committee. Barry made a motion to appropriate \$200.00 to add the fans; volunteers to do the labor. 2nd by Ron MacDonald. Motion carried.

Roads will be done in May. If we vote now to seal the roads next year, the contractor will extend our warranty by 18 or 24 months. This was tabled until the April meeting to allow Tim Hendrix to get clarification of the warranty.

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Snowbirds were reminded to place furniture inside or tip outside tables over to secure them when they leave. Leave no loose items outside of unit.

Removal of Diseased Palms

We have lost 4 palm trees due to fungus. Barry would like to propose a maintenance/fertilization plan. The previous company sprayed the fertilizer which was very messy. K. Johnson's Lawn & Landscaping, Inc. will apply fertilizer to the base of all 109 palms, twice a year, for \$498.00 per application. Mark made a motion to fertilize the palms twice a year at \$498.00 per application and to remove 2 diseased palms and grind the stumps.; tree removal to go to lowest bidder. 2nd by Ron MacDonald. Motion carried.

Committee Reports: Bruce Russell conducted a workshop to discuss rule changes as proposed by his committee. The results at that workshop will be brought to a Board vote at the next meeting.

Approval of Sales and Rentals: One sale approved-Unit #19 to William Landry.

Requests for Property Improvements/Changes: None to report.

Correspondence: A letter had been received from one resident but not in time for the board to research. This will be presented at our April meeting.

Adjourn Meeting: Mark Seyller made a motion to adjourn meeting. Ron 2nd. Motion carried. Meeting was adjourned at 11:35AM.

Respectfully submitted,

Beckie Seyller, Secretary