

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

Board of Directors' Meeting, November 21, 2018

Presiding Officer: President Mark Seyller called the meeting to order at 10:09 AM.

Attendees: President, Mark Seyller; Vice President, Mike Garner; Secretary, Beckie Seyller; Treasurer, Bill Dell; Directors, Ronald MacDonald (via phone), Bruce Russell and Ameritech Manager, Tim Hendrix. All present. Quorum established.

Proof of Notice: Meeting agenda was posted 48 hours in advance at the Park office, clubhouse and both entrances to the park. Also, sent electronically to all board members and our webmaster.

Minutes: Mike Garner made a motion to accept the minutes and dispense with the reading of the minutes from both the April 11th and October 17th meetings. Bruce Russell 2nd. Motion carried.

Reports:

President's Report – Per the rules, our pool heater is now turned on. The new shed is up, final inspection has been done and has been approved by the City. The inspector asked who had built the shed and remarked that Tuff Shed does quality work and they have had no problems with them. We will discuss later what needs to be done to complete the shed before we can complete the office move.

In progress now are bids for power washing all of our sidewalks. No one seems to remember when they were done last, but they are in dire need of cleaning. One contractor has stated that he will also power wash the planter blocks in the front of our units without additional costs. Also, he will give us a price to power wash separate units or driveways if the residents would want that done at the same time they are doing the sidewalks. Approximately \$25 for a driveway and \$75 for the unit.

A short time ago we had a unit for sale in the park and the seller told us that a perspective buyer had two emotional support dogs and asked about our ruling on those dogs. We weren't sure what to tell them. We do have a 3 page pet policy but emotional support or comfort dogs are not mentioned; only service dogs are mentioned. Per Tim Hendrix, any time a park has refused a comfort or emotional support dog and has been taken to court, the park has lost. We need to be careful what we tell these people or we could have a lawsuit on our hands. This will come about some day. We have asked our attorney for a written policy for future reference such as what type animals, the information required on forms, etc.

Bill Landry is here and is aware we will be talking about him. Some years back his daughter was banned from this park. She has now been sober for 4 ½ years, is holding down two jobs and leading a productive life. Since Bill babysits his grandchildren and has to leave the park to pick them up and then again to take them home, this board will retract that order and once again allow her in the park. Audience agreed.

Finally, the first notice for our January meeting was sent out with incorrect dates. The annual meeting will be January 9th. This is one week earlier than normal so Ameritech Manager, Tim Hendrix, will be able to attend. Also, the form for anyone wanting to run for a board position was not correct. We have new sheets here for anyone interested in running. Fill it out and hand it to any existing board member or Betty Ann, Claudette Guay or Sue Dell, our nominating committee.

Treasurer's Report – As of October 31, 2018

BB&T Account Balance: \$ 57,261.83
Raymond James: 285,665.47

Social Committee: \$4644.99
Coffee Fund: 501.19

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

Old Business:

Recycling – Ron MacDonald is the one that worked on this project so this will be deferred until our January meeting when Ron is present.

New Business:

Raymond James Financial Changes – Changes in the market place will cause our investments to change. Our investment adviser has made suggestions to become more conservative. The board has been given the suggested changes. Bill Dell made a motion for us to accept those changes; 2nd by Bruce Russell. Motion carried.

Contracts – As Mark stated before, the new board is stuck with the contracts that the previous board renewed. He would like to see the contracts begin and end in March. That would give the new board time to take bids and make changes as they see fit.

The Copier contract, the Clubhouse Air Conditioning Service and the Lawn Service contract are all up for renewal. Mark requested opinions from the floor.

Copier – 3 months for \$125.00

Air Conditioning Service – can renew anytime; service is due in 6 months

Lawn Service - \$2200 per month and we have one other bid for 2600 per month

The lawn service is a big concern because we have some residents that are happy with this contractor and some are not. With Simmons, our current contractor, if our lawn doesn't need mowing he will do other jobs such as picking up acorns, trimming bushes, trimming trees and haul away the brush. Other contractors usually charge for those services.

Gloria Holtzclaw mentioned that any time she has had a problem with Simmons, she just brought it to his attention and he corrected the issue.

Barry Rose, who oversees the lawn maintenance, said he has had more positives than negatives concerning Simmons. They trim, haul away debris, etc. They do more than what we pay for.

After much discussion, Mark made a motion to have the Copier contract, Air Conditioning Service contract and the Lawn Maintenance contract to expire at the end of March so the new board can decide to renew or obtain bids. Mike 2nd. Motion carried.

Website Renewal – Per Joe Cariedo, we have a 3 year program that is due for renewal November 29th. Go Daddy was mentioned but it was determined to stay with I-Page, our current provider. Also, Joe explained that the letter “s” will be added to part of our address which indicates a secure website. (https)

Tim Hendrix told us that it has been brought into legislation that all associations must maintain a website by the year 2020.

Mike Garner stated that we all appreciate the great job Joe does with our website..we have the best around! The audience agreed. Mike made a motion to accept the contract with I-Page which is \$727 for 3 years. Motion 2nd by Mark Seyller. Motion carried.

Seawall South of Bridge – Mark stated this is just information for the next board. We have a verbal quote for approximately \$50,000 from the same contractor to complete the seawall south of the bridge. However, he is ready to take on another job in a couple of months that will take him 1 ½ years to complete. If the next board intends to complete that seawall, they will need to act soon.

Ray Guay, from the audience, thinks that wall can wait; “we need to look to the future”.

This park needs room to expand. He thinks we should have purchased the property behind us on Beltress when it was offered to us for \$150,000. We could use it for extra parking, resale, storage, etc.

Office Move Requirements – The new shed has been built; now it is time to complete the job and move the office. \$25,000 had been budgeted to repair the old office but was finally decided it wasn't worth investing that much in that unit. It was decided to move the office.

We need insulation, a ceiling, interior door, wall paneling, air conditioning, sod, gutters and electricity. All of this can be done for approximately \$2900.00.

Bill Dell made a motion to appropriate funds to finish the shed not to exceed \$4000.00. 2nd by Bruce Russell. Motion carried.

Committee Reports – See Treasurer's Report

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

Unit #13 sold to Hugh Conley and Vivian Agasto
Unit #50 sold to Bob and Kathy Burris
Unit #61 sold to Jan Houlihan
Unit #67 sold to Lyman Michael, then to Milton and Linda Davis
Unit #69 sold to Michael and Maureen Sawicki

Unit #8 is renting to Todd Backus
Unit #39 is renting to Tom and Joyce Munroe
Unit #105 is renting to Jerry Borsodi

Requests for Property Improvements/Changes -

Unit #1 to install a small antenna on the outside of mobile

Unit #30 to install sod on front and side yard

Unit #54 to paint driveway and shed gray, install a small antenna on roof and install Bahama awnings

Unit #74 to widen driveway by 24” and to install a generator

Unit #86 to remove a door and window on carport side and replace removed window with a door, extend shed to the side of the mobile, cover all windows in Florida room with metal siding to match current siding on mobile, paint exterior trim yellow, place pavers along 11 ft of driveway, install a Dish satellite and install lattice panels onto carport.

Unit #101 to build a small deck in front

Unit #111 to pain exterior light blue & white, paint driveway gray, repair roof and coat with “Stakool”

Unit #112 to add trim to windows, install small door for access to hot water heater and to install ceiling fan on front porch

Unit #121 to place temporary covering over back decking and to install pavers along driveway

Correspondence – None to report but there were several comments from the audience:

Maureen Gorton wanted to thank the last two boards under Mark Seyller's leadership for all the improvements made in the park.

Brenda Michaud asked if the shuffleboard players could have shades. She suggested that volunteers could move the ones by the pool area because they aren't really used that much. Bill Dell will check to see what would be involved; if they were custom fit or might need to be cut, etc.

Al Daigle inquired about units 71 & 73 since nothing seems to be happening. Mark Seyller mentioned that they are both still in probate.

Marion O'Handley invited everyone to join her in the clubhouse Saturday to help celebrate her 90th birthday..hot dogs and hamburgers will be served.

Gloria Holtzclaw inquired about sidewalk repairs and was told that there is money in the paving fund for the next board to use for sidewalks.

Adjourn Meeting: Mark Seyller entertained a motion to adjourn the meeting. Motion made by Mike Garner. 2nd by Bruce Russell. Meeting was adjourned at 11:24AM.

Respectfully Submitted,

Beckie Seyller, Secretary