

**DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.**  
**130 Patricia Ave., Office/Clubhouse**  
**Dunedin, Florida 34698**

**December 18, 2019 Board of Director Meeting Minutes**

Presiding Officer Julia Blanchard called the meeting to order at 9:30 am.

**Attendees:** Julia Blanchard, Jan Houlihan, Rosalie Bongo, Bruce Russell, Joe Bongo. Donald Lessard via phone. Ronald MacDonald absent. **Quorum established.**

**Proof of Notice:** Indicated by Secretary Rosalie Bongo that notice was posted 12/15/19 Motion made by Joe Bongo and seconded by Bruce Russell to dispense with reading of and approve the minutes of the 11/20/19 meeting minutes. All members stated “yes”

**Motion Carried.**

Reports: **Presidents report** given by Julia Blanchard – Attached to these minutes.

**Treasurers report** given by Donald Lessard – Attached to these minutes.

**Social report** given by Jan Houlihan – Will seek clarification from Social treasure regarding various entries. Also stated that there is a need to continue to collect donations from residents and will report details in the January

Breeze. Report attached to these minutes.

**Coffee report** not available – will collect at a later date and attach to minutes.

**Previous Business:** Replace/Repair light poll behind units #92 & 93. Increase in funds required for replacement due to additional work involved by electric company. There continues to be some question as to how charge is to be determined between resident and association. Further review is needed. Motion made by Jan Houlihan to approve additional sum of \$542.38 for required pole replacement. Seconded by Don Lessard.

All members approved. **Motion carried**

**New Business:** Joe Bongo made the motion to approve the annual contract with Paradise Air Conditioning Co. for \$316.00. Seconded by Julia Blanchard. All members agreed – **Motion Carried.**

Painting of Mural on wall at end of B lane East. Deferred to 2020 Board of Directors.

**Discussions:** First right of refusal by Association for sale of a unit by owner. Rosalie Bongo read the articles from the governing documents that applied. Various residents had questions and a misunderstanding regarding meaning of. When and if situation arises association should clarify with legal assistance

Security: Jan Houlihan stated some residents were concerned regarding the possible need for increased security in the park. This will be discussed at as later date after more information is obtained.

Start date for sea wall south of bridge. Julia Blanchard stated she has talked with contractor who stated work will begin the end of January 2020.

New requests for property change : Rosalie Bongo reported the board had approved requests for units #41&86

New Sales: Rosalie Bongo reported their have been no new sales in the last month  
Motion to adjourn made by Rosalie Bongo and seconded by Jan Houlihan. All agreed  
meeting adjourned at 10:30

Respectfully transcribed and submitted.:

Rosalie Bongo, Secretary