

Dunedin Palms Homeowner's Association, Inc.

130 Patricia Avenue, #19

Dunedin, Florida 34698

Board of Director's Special Meeting, February 5, 2014

President Don Lessard called the meeting to order on Wednesday, February 5, 2014 at 9:10am in the Dunedin Palms Clubhouse at 130 Patricia Avenue, Dunedin, FL 34698.

Roll Call of Officer and Directors: Present were Don Lessard, President, Roe Bongo, Vice President, Don Butterfield, Treasurer, Joe Carideo, Director, Don Wallace, Director, Tollie Holtzclaw, Director, and Stephanie Lopez, Community Mgr. Theresa Tarozzi, Secretary was excused from the meeting. The Proof of Notice was placed on Friday, January 31st at the 2 locations, clubhouse and office.

Finalize transfer of Park legal matters from Zinzow Law to Cianfrone & DeFurio:

On January 29, 2014, myself, Don Lessard, Tollie Holzclaw, Roe Bongo, met with Atty. Cianfrone to come to an understanding as to the Park's files not being transferred from Zinzow Law to Atty. Cianfrone. What lead to the files not being transferred was stated in the Board minutes of December 11, 2013, it was voted that Zinzow Law should complete the transfers of #7 and #37. We received a letter from Atty. Zinzow and he explained that even though he had received a letter from Ameri-Tech Management Co. that the Park would no longer need his services and that Atty. Cianfrone would be taking over. Atty. Zinzow forwarded a letter on January 16th, the day after this present Board was elected. In the letter, Atty. Zinzow stated that prior to year end, Ameri-Tech Management Co had written a letter on behalf of Dunedin Palms Association asking that he turn over the files of the Park to them. He stated that he had never heard of Ameri-Tech and that we had been erroneously identified the Park as Dunedin Palms Association, whereas the correct name is Dunedin Palms Homeowner's Association, Inc. (DPHAI). He has never known a Board of Directors not to write a termination letter themselves. Based on this information this is why he is holding the files until he hears formally from us. Therefore, the President's intent after this meeting today, once decisions are made authorizing him to write this letter to Atty. Zinzow and then deciding what we do with #7 and #37. The intent was to write this letter for final closure.

President Lessard read some findings. On January 29th he spoke with Atty. Zinzow to determine his status with Units #7 and #37. He said that unit #37 could be completed in a couple of weeks. The document for motion to final judgment has been prepared and minimal efforts are needed to complete. As of this time a considerable amount of money has been spent on this and President Lessard hated to see all this money wasted.

President Lessard asked about #7. Atty Zinzow replied that the heirs to the property are very unresponsive and that it would require a foreclosure lawsuit on our part to take over the property. That effort would take 2 to 3 months and upon a successful foreclosure an auction would be held on the internet by the court system. Our bid would be what is owed to us; back fees, fines, and legal expenses. Others could bid, but they would have to out bid us. President Don Lessard called Atty Cianfrone and told him what transpired with Zinzow and he agreed that it would be cost effective and appropriate for the Park to request Zinzow Law to complete Unit #37 because there is so much time and money invested in this. On Unit #7 Atty. Cianfrone said that he is very experienced in foreclosure work and to let him proceed with this foreclosure. President Lessard called Atty. Zinzow, on February 4th, to confirm his willingness to complete the work on Unit #37, he said Yes. President Lessard asked what Zinzow what he felt was minimal efforts to complete, what did this mean to him. Zinzow replied 4-7 hours because in this particular case this Judge assigned to the case will not give out a default judgment without a hearing. In that case a representative from Zinzow Law would have to attend the hearing. The cost would be per hour at the associate rate, 4 hours - \$860, at 7 hours - \$1,500.

President Lessard turned over this matter for Board discussion. He recommended to have the Park send a letter to Zinzow Law requesting him to complete his title clearing on Unit #37 but that all other future legal efforts, including #7 would be ended at his office and that all records of the Park be sent to Atty. Cianfrone. Discussion of the Board followed.

MOTION: Vice President Roe Bongo made a motion to advise Zinzow Law to complete the title closure of Unit #37 based on the associate rate and staying between 4 to 7 hours to complete. The motion was 2nd by Don Butterfield, Treasurer.

AMEND MOTION: Vice President Roe Bongo amended the previous motion to read “to cap the hours to 7 hours for Zinzow Law for closing #37”. The motion was 2nd by Don Wallace, Director.

AMEND MOTION: Vice President Roe Bongo amended in addition to the previous amended motion to read “written confirmation/verification to be obtained that the sale of Unit #37 is still in process”.

Roll Call Vote on Original Motion and 2 amendments: Joe Carideo, Director-yes; Don Wallace, Director-yes; Roe Bongo, Vice President-yes; Don Butterfield, Treasurer-yes; Don Lessard, President-yes. All in attendance were in favor of the motion and the amendments, therefore the motion and amendments are approved.

MOTION: Joe Carideo, Director made a motion to request Zinzow Law to forward all documentation and files from Unit#7 to Atty Cianfrone so he will be able to move toward foreclosure. This would also include all files and documentation of the Park to Cianfrone & DeFurio Law Firm with the exception of Unit#37. The motions was 2nd by Don Wallace, Director. All in attendance were in favor of the motion, therefore the motion was approved.

NOTE: Subsequent to the meeting, President Don Lessard spoke to Mr. Glanzman on February 5th to confirm an existence of a valid purchase and sales agreement as required by the motion. Mr Glanzman stated his purchase and sales had expired and had not been renewed. President Lessard advised Mr.

Glanzman that with no purchase and sales agreement, the Park would no longer incur legal fees to clear title to Unit #37. He could at his own expense complete the title clearing. President Lessard explained to Mr. Glanzman the Park's new policy relative to title clouds and he responded positively to the new policy. On February 6th, President Lessard called Atty. Zinzow and informed him that the Park will no longer need his legal services for any title clearings and that a letter to that effect would be sent. When asked as to the transfer of records, Atty. Zinzow stated would cooperate completely once all of his invoices were paid by the Park. On February 7th, President Lessard sent a letter to Atty. Zinzow by registered mail, return receipt requested. The letter stated "In response to your letter of January 16, 2014 and to confirm the intent of the letter dated December 16, 2013 sent by our management company, Ameri-Tech Community Management, Inc., Dunedin Palms Homeowner's Association, Inc. (DPHAI) has hired the legal services of Attorney Joseph R. Cianfrone. All ongoing legal investigations, including efforts with regards to our Unit #7 and Unit #37 by your office should have been terminated by our management company letter. We also request your submission to Attorney Cianfrone all legal records pertinent to DPHAI to Atty. Cianfrone's office at 1964 Bayshore Blvd., Dunedin FL 34698".

Indemnify Cianfrone from claims due to prior title problems:

MOTION: Vice President Roe Bongo made a motion to indemnify Atty Cianfrone from claims, prior to his becoming our attorney, due to title problems. The motion was 2nd by Don Butterfield, Treasurer. All in attendance were in favor of the motion, therefore the motion was approved.

MOTION: President Lessard made a motion to adjourn the meeting at 10:45am and was 2nd by Roe Bongo, Vice President. All in attendance were in favor of the motion.

Respectfully submitted:

Theresa A. Tarozzi, Secretary