

**DUNEDIN PALMS HOMEOWNERS ASSOC, INC**  
**130 Patricia Ave., Clubhouse/Office**  
**Dunedin, FL 34698**

**ANNUAL MEMBERSHIP MEETING, JANUARY 21, 2021**

President Rick Severns called the meeting to order at 7:10pm. There was an issue with the residents attending via ZOOM not being able to hear us.

A quorum was established by a count of 80 by proxy and those attending.

Proof of Notice: Secretary Vanessa Short reported that the Agenda was posted in front of the office and outside the clubhouse and the signs were posted at both entrances 30 days prior to the meeting. The proxies were also mailed out at that time.

Secretary Short read the minutes from the previous Annual Membership meeting. A motion to accept the minutes as read was made by Director Ed Short, seconded by VP Bob Burris. Vote was taken, motion carried.

President's report: President Severns thanked the Board members for their work over the past year. He also thanked Bob Burris for handling the workload this past summer as the only full-time Board member. Projects were accomplished through cooperation and help from park volunteers, which saved the park the expense of having to hire outside contractors. The seawall was completed along with moving the Spectrum line; security lighting was installed by the shed and shuffleboard courts; guest WiFi in the clubhouse; cleanup after Storm ETA, a new flagpole by the clubhouse; several leaky water valves repaired. Sales were up with six sales closed and three sales pending. Of course, restrictions have been implemented to keep our residents safe during the COVID pandemic. He also thanked Tim Hendrix of Ameri-Tech for all his assistance. Report is attached.

Treasurer's report: Treasurer Don Lessard reported that it is the end of year, but also the end of December. We ended the year in the red due to a water issue. The problem was found in October, but possibly started back in April. It didn't show up though until the June bill. Utility bills are now in the expected range per the budget. Raymond James investments were up. Report is attached,

Social Committee report: Maria Carideo, treasurer, reported a balance of \$7,701.91. Report is attached.

No Coffee Committee report. Motion to accept reports by Director Short, seconded by Vanessa Short. Vote taken, motion carried.

Q/A: What is the status of security cameras? President Severns stated that the Board has rec'd several quotes, still discussing location and price. Nothing definite yet. VP Burris stated that this is something the new board will be looking into.

Question: This is for Don Lessard. How much is in our Reserve Study? Treasurer Lessard stated that we are right on track.

Question: When will the rules and regs changes be made? President Severns stated that the committee is still working on this, no deadline set, but soon. The Board will hold a meeting where the proposed changes will be presented.

VP Burris stated that he installed new rugs in the laundry room.

President Severns stated there will be new signs posted at entrances to include No dogs allowed. There were a couple instances where he saw people walking thru the park with their dogs. When he spoke with them, they said it wasn't posted anywhere.

There is an issue with the pond lights and fountain not working. Director Short is working with a company to have them repair it.

VP Burris stated that one of the projects the new board would like to complete is to straighten the mailbox posts.

New Business:

Election results. All were unchallenged.

Pres: Bob Burris; VP Rick Severns; Treasurer Don Lessard; Secretary Donna Wilkinson; Director Jim Wright 1yr remainder; Director Ed Short 2yr remainder; Director Russ Belden 3yr remainder. Joe Carideo gave the Oath of Office to the incoming Board members.

Motion to adjourn the meeting by Donna Wilkinson, seconded by Director Short. Vote taken, motion carried. Meeting adjourned at 8:00pm.

Respectfully submitted,

Vanessa Short, secretary