

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC
130 Patricia Ave - Office/ClubHouse
Dunedin, FL 34698

Minutes from the Budget Adoption Meeting/Board of Directors Meeting held on Wednesday, Dec. 2, 2020 at the clubhouse and via ZOOM, Dunedin Palms.

President Severns called the meeting to order at 9:30am.

Roll Call: President Rick Severns, here, VP Bob Burris, here, Treasurer Don Lessard, here via ZOOM, Secretary Vanessa Short, here, Director Ed Short, here, Director Jim Wright, here via ZOOM, Director Ron MacDonald, absent. Quorum established.

Quorum was also established for voting members with a count of seventy-five(75) Yes votes to zero(0)No votes to waive the Financial Reporting Requirements of the annual assessment and/or maintenance fee(s) schedule for the 2021 calendar year. This will be an annual voting requirement.

Proof of Notice: Signs were posted at both the Beltrees and Patricia entrances. Agenda was posted by the office doors in the clubhouse and outside of the clubhouse. Electronic copies were sent to BOD members, Tim Hendrix, Ameri-Tech manager, and Joe Carideo, WebMaster.

Accept Minutes from Nov 18, 2020: Before a motion to dispense the reading and accept the minutes, a discussion as to a prior change to the minutes. Wording was changed in the security cameras section. The change was corrected and updated minutes were electronically sent to all BOD members, Tim Hendrix, Ameri-Tech manager before the meeting. Corrected hardcopy of the minutes were also available to hand out at the meeting. Motion to dispense the reading and accept the minutes was made by VP Burris, 2nd by Director Short. Motion carried.

Vote to approve the proposed 2021 budget: Motion made by VP Burris, 2nd by Director Short to approve the proposed 2021 budget. Motion carried.

President report: Attached. Discussion regarding Laney Lawn Service. If a homeowner has an issue/problem they need to put it in writing and give to a BOD member. The form is outside of the office in the clubhouse. Question if form is online as well. Laurice B. will check into that. The president or vice president will bring up the issue to Laney to be addressed. Laurice Belden is now the WebMaster for Dunedin Palms. A Thank You to Joe Carideo for all his years of hard work and dedication. APPLAUSE

Old Business

Rules and Regulations committee: Reminder that anyone having suggestions for changes need to put in writing and get to either Roe Bongo or John Sammarco before our annual meeting, January 21, 2021. The committee will put together the suggestions, the board will take them to the attorney for his recommendations. We can then post them for all homeowners before being voted on. A vote will not be taken at the annual meeting on January 21, 2021.

Think Utilities Metering: Treasurer Lessard put together a Cost Result Analysis along with an in depth comparison, The average use of water/sewer per unit is 1,884 gallons/mth. A comparison of the current cost for water/sewer as compared to the cost of putting in individual meters to each unit(\$258) plus the monthly charge of \$3.25 for monitoring the meters plus the usage cost, it was not a benefit to the homeowners. A motion to put the issue of submetering to an end was made by VP Burris, 2nd by Director Short. Motion carried.

New Business

Board Policy - Personal File: When a homeowner wants to look into his personal file, it is the policy of this board that two(2) board members be present. An incident occurred where this policy was questioned. We now have a request form to be completed when the homeowner wants to look into their file. It is located in a folder outside the office. Laurice will check on getting this form online as well. Discussion followed. Questions were asked as to what is in the personal file? If there is anything being put into the file that the homeowner is not made aware of. Anything in the homeowner personal file is a copy of original paperwork. This is put into place to protect the homeowner and the BOD. Motion to accept the new form by Director Short, 2nd by VP Burris. Motion carried.

Discussion on the floor regarding a water leak from this past summer. A homeowner questioned why he was not called to find the leak. According to him, he is well qualified to handle such issues. President Severns reminded him that we do not have a call list of homeowners. The Board followed protocol to locate the leak and the situation was taken care of.

Sales/Rentals

No new sales. Rental: Unit #33 to Ken and Connie Smessaert

Home Improvement Request/Change

No new requests

Adjournment

Motion to adjourn the meeting by VP Burris, 2nd by Director Short. Motion carried. President Severns adjourned the meeting at 10:30am.

Respectfully submitted,

Vanessa Short, secretary