

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

Minutes from Budget Workshop, Friday, Oct. 16th, 2020

President Rick Severns called the meeting to order at 10:00am.

Roll Call: President Rick Severns - present; VP Bob Burris - absent; Treasurer Don Lessard - via phone; Secretary Vanessa Short - present; Director Ed Short - present; Director Jim Wright - via phone; Director Ron MacDonald - absent. Quorum established.

Proof of Notice: Signs were posted at both the Patricia and Beltrees entrances, hard copies of Agenda were posted on board outside of clubhouse and by the office door, and electronic copies of Agenda were sent to Board members, Tim Hendrix - AmeriTech, and Joe Carideo, webmaster.

Treasurer Lessard went over budget items. The plumbing, electrical repairs, and the professional-legal line items were estimations. The big expense is the utilities, especially the water usage. Consistently, over 70,000 gallons of water lost per month, beginning with the June 2020 bill. Ray Guay said he wants to have the area behind Unit 1 checked. He noticed an area in the road by the Beltrees entrance was sinking, a sign of possible water leak. Director Short and President Severns said they would check it out with him after the meeting. Also, Director Short suggested that each unit could be tested from the outside with a water pressure gauge. This could show a possible problem with a leak. A representative from Think Utilities will do a free survey of our water system on Monday, Oct. 19th.

Extra funding was added to the Tree trimming/upgrades to include weeding around the clubhouse and cleanup of the fence.

There will be expenses for security cameras and web related fees that we did not have in previous years. As of this meeting we only had quotes; but would like to get them purchased this year.

Treasurer Lessard made a motion to send out the proposed budget as written to all unit owners. This follows the guideline to give the unit owner 30days to look over the proposed budget before the November board meeting. Motion seconded by Director Wright. Motion carried.

Director Short made a motion to adjourn the meeting, seconded by President Severns. Motion carried. Meeting adjourned at 10:45am.

Respectfully submitted,

Vanessa Short, secretary