

Dunedin Palms Homeowner's Association, Inc.

130 Patricia Avenue, #19

Dunedin, Florida 34698

Board of Directors Special Meeting on August 21, 2013

President Maureen Gorton called the meeting to order on Wednesday, August 21, 2013 at 10:00 AM in the Dunedin Palms Clubhouse at 130 Patricia Avenue, Dunedin, Florida 34698.

Roll Call of Officers & Directors: Present were Maureen Gorton, President, Don Butterfield, Treasurer, Joe Carideo, Director. Al Daigle, Vice President, Theresa Tarozzi Secretary and Dave Blazick, Director attended telephonically. Absent: Don Wallace, Director.

Maureen, President, opened the meeting for a discussion/vote on closing transactions of Units 49 & 74.

First item, unilateral termination on Units #49 & #74. Discussion follows on #49 Dineen MPL however it was taken back by Joe Carideo, Director.

MOTION: A motion was made to do a unilateral termination of Units 49 & 74 was placed by Al Daigle, Vice President and was seconded by Theresa Tarozzi, Secretary. All were in favor.

Second item discussion/vote on replacement of Dunedin Palms Clubhouse roof and solar system for heating the pool. Don Butterfield, Treasurer read his email sent to all officers and directors of Wednesday, August 14, 2013.

Don inserted notes: a leak in the roof has been temporarily fixed and he said to fix it would cost \$1,650. The roof is 50 years old and to keep fixing it would be throwing good money after bad. He has received bids to replace the roof and solar system which would cost about \$20,000 for both.

After consulting with the accountant it was suggested that we take out a short term loan from a bank. With the changes to our Raymond James account, the Association should be able to pay this back in 24 months.

MOTION: A motion was made to take a short term loan for the new roof and solar panels for approximately \$20,000 by Al Daigle, Vice President. POINT OF ORDER, Joe Carideo stated that the Board voted on July 27, 2013 a cap if not over \$3,000 for the solar panels...Dave Blazick who made this motion, rescinded his motion of July 27, 2013.

MOTION: Vote to rescind the July 27th, 2013 motion by Don Blazick for the cap of \$3,000 for the solar panels seconded by Maureen Gorton, President. It was approved 5 approved and 1 opposed, Joe Carideo, Director.

MOTION: Vote to approve a loan of \$20,000 was made by Al Daigle, Vice President and was seconded by Maureen Gorton, President. Vote was taken, 5 in favor and 1 opposed, Joe Carideo, Director Motion passed.

The Raymond James account was never transferred to the present Board.

MOTION: A motion was made by Al Daigle, Vice President to take control of the Raymond James account, Maureen Gorton, President seconded it and was passed by all.

Discussion followed about the quotes received from Coast to Coast on the original bid of \$3,000. As Don Butterfield stated, the existing panels were under sized which caused the panels to be only 30% efficient for the size of the pool. It was suggested that the original bid was not sized correctly.

Maureen Gorton, President asked for a motion to adjourn: Joe Carideo made the motion to adjourn, 2nd by Maureen Gorton, President

Meeting adjourned at 10:20AM

Respectfully submitted:

Maureen Gorton, President