

**DUNEDIN PALMS HOMEOWNERS ASSOCIATION INC.
130 Patricia Ave., #19
Dunedin, FL, 34698**

Minutes For

**BOARD OF DIRECTORS' SPECIAL MEETING
JULY 27, 2013**

President Maureen Gorton opened the Board Meeting, July 27, 2013 at 10:00am in the DPHAI Office.

President Gorton conducted the Roll Call of Officers:

Present: M. Gorton, D. Butterfield, J. Carideo, D. Blazick (telephonically), T. Tarozzi (telephonically), D. Wallace (telephonically)

Absent: A. Daigle, Vice President

Notice of Meeting and Agenda: Posted July 25 9:00am.

Old Business: None

New Business:

A.) After recognizing a quorum had been established, President Gorton started the meeting by discussing the process of Share Transfers/Unit Sales. She outlined a telephone conversation between Attorney Jason Lambert, D. Blazick, and herself. Talking point was when in the process does the pest inspection take place. Justin Zinzow had prepared a checklist and emailed it to the Board. The checklist was divided into "Phases" and showed each document that needed to be prepared. Carideo suggested that the Board does not approve or deny the prospective sale until all documentation has been received, including pest inspection. Wallace expressed concerns about title issues taking a long time to settle, even after pest inspection. He felt the Buyer would still be obligated even if there was a poor pest inspection report. Carideo explained in the presence of a poor inspection report that the Buyer would not be obligated to continue and a release of agreement would nullify the transaction. President Gorton clarified that Title Search does not begin until after Board Approval. Wallace stated he felt that the checklist be viewed as a set of steps that must be followed. Blazick stated that if the Board is asked to approve a sale without all documents being present, including pest inspection that he will vote against approval based on incomplete package. Butterfield commented on Phase 1 of the checklist and if we would be receiving the package from Zinzow. President Gorton made a motion to accept the checklist as the accepted process for share transfer/unit sale. T. Tarozzi seconded. 6 voted Yes, 0 votes opposed. Motion carried unanimously.

B.) President Gorton asked for Board approval or disapproval of Units 49 and 74. She mentioned that she has not received pest inspection reports from either unit, nor has she received \$50 fee for the Background/Credit checks from either unit. Carideo moved that we approve both units based on the total completion of Phase II of the process previously voted on. Gorton seconded. 6 voted Yes, 0 votes opposed. Motion carried unanimously.

After experiencing some technical difficulties with the speaker phone, President Gorton asked that we purchase a new one. T. Tarozzi will look into new speaker phone.

C.) President Gorton asked for approval or disapproval to move Raymond James account to a more profitable fund as suggested by Raymond James. Don Butterfield explained that we could not vote on this due to the absence of Vice President Daigle. He explained that a corporate resolution signed by all 4 officers of the Board is required. He stated that he is having difficulty getting all 4 signatures and further explained that until such time that he does get the signatures, it is the 2012 Board that is still in control of the account. The question was tabled until October Board meeting.

D.) Discussion and presentation of bids to replace the solar panels at the pool ensued. President Gorton is waiting for 1 estimate from PIP Pools and Carideo presented two bids. First Bid from Direct Energy came in at \$2580.00 total. Second Bid from Solar Source came in at \$10,950.00. Carideo explained warranties from both companies. Butterfield suggested that we get another bid or two. President Gorton suggested we put a cap on the amount we spend to replace the panels. Blazick moved that we approve to spend no more than \$3000.00. Gorton seconded. 6 voted Yes. 0 votes opposed. Motion carried unanimously.

Blazick moved to adjourn. Seconded by Gorton.

Meeting adjourned at 11:00am, July 27, 2013

Transcribed and Respectfully Submitted By:

Joseph F Carideo Jr, Director