

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.

130 Patricia Ave. Office/Clubhouse
Dunedin, Florida 34698

Meeting Minutes for the January 18, 2024 Annual Membership Meeting

Document Amendment Meeting:

Call to Order: President Mark Seyller called the meeting to order at 7:05PM

Establish Proof of Notice: The agenda was sent to owners 30 days prior to the meeting, it was also posted at the Clubhouse on January 3, 2024, signs with meeting information were posted at both entrances of the Park on January 16, 2024

Establish a Quorum: 92 % in person and by Proxy.

Approval of Lease Period & Subletting: Yes - 83, No -7

Approval of Remainder of Changes to Governing Documents: Yes -84, No -6

Adjournment: Meeting adjourned at 7:08PM

Annual Meeting:

Call to Order: President Mark Seyller called the meeting to order at 7:08PM

Establish Quorum: 92 % in person and by Proxy

Establish Proof of Notice: The agenda was sent to owners 30 days prior to the meeting, it was also posted at the Clubhouse on January 3, 2024, signs with the meeting information were posted at both entrances of the Park on January 16, 2024

Approve Last Years Membership Meeting Minutes: Tom F made a motion to dispense with the reading of and approve the January 19, 2023 Meeting Minutes, seconded by MaryAnn M, all were in favor, motion carried

Reports of Officers and Committees:

President Mark Seyller presented a recap of accomplishments for the past year. Insurance bill increased, able to keep maintenance fees the same, Rules Committee has been working on changes for a couple of years vote for new language and changes at tonight's meeting, purchased new patio furniture, deal with Spectrum - received a one time payment of \$24,000 and a percentage of owners bill reimbursed to the Park every year, roads were resealed, Sea Wall contract has been signed, work should begin middle of March, storm sewer repaired in one spot, no knowledge of condition of other spots, may need scoping to determine, purchased 3 power poles to save money in the future, ESA coming to the Park, had the Attorney come to a meeting to explain the laws and our obligations, thanked the current and future Board members for all of their work. Treasurer: Treasurer Don Lessard gave the following End of the Year report: Revenues \$304,765.94, Expenses \$311,672..58, Net Income a negative \$6,907.04, 3 water leaks \$1,759.30. Our investments are primarily in Treasuries for 2023, transitioning to CDs in 2024. Unexpected expenses \$11,013.

Social: Beginning Balance \$5,615.74, Expenses \$7,036.49, Deposits \$6,270.81, New Balance \$4,850.06.

Coffee: Beginning Balance \$623.06, Income \$175.70, Expenses \$154.14, New Balance as of January 18, 2025 \$644.62. Also reported that Laurice B will be the new Coffee Administrator.

Glenna T made a motion to accept all reports, Rose P seconded, all were in favor, motion carried.

Questions and Answers Forum:

Mailed out all new documents, we cannot email because we do not have everyone's email address, the c that is crossed out on new Documents means it will be capitalized, if a property is inherited, the new owner may request a waiver for having to wait 24 months to rent unit.

Unfinished Business: None

New Business:

Open Forum

Swearing in of new Board: President Gloria Holtzclaw, VP Russ Belden, Secretary Donna Wilkinson, Treasurer Don Lessard, Director Bill Dell, Director Steve Ford were sworn in by Debbie R, Director Milton Davis will be sworn in at next month's meeting. All Board members were introduced in their position on the Board.

Date of the next BOD Meeting will be January 31, 2024.

Adjournment: Mark S made a motion to adjourn, Ed S seconded, all were in favor, motion carried

Meeting Adjourned at 7:43PM.

Respectfully Submitted,

Donna Wilkinson, Secretary

