

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.

130 Patricia Ave. Office/Clubhouse

Dunedin, Florida 34698

Meeting Minutes for the December 18, 2024 Board Meeting

Meeting Called to Order: President Gloria Holtzclaw called the meeting to order at 9:30 am.

Roll Call: President Gloria Holtzclaw, VP Russ Belden, Secretary Donna Wilkinson, Treasurer Don Lessard(Via Zoom), Director Bill Dell (Via Zoom), Director Steve Ford (Via Zoom), Director Milton Davis (Via Zoom), Tim Hendrix Ameri-Tech Manager. Quorum established.

Proof of Notice: The Agenda and Zoom link were sent to owners electronically and posted at the Clubhouse on 1/16/24, signs with the meeting information were posted at both entrances of the Park on 12/16/24.

Minutes from the (2) November 25, 2024 and December 4, 2024 Board Meeting, correction to the April 24/2024 Meeting Minutes: Secretary Donna Wilkinson made a motion to waive the reading and approve the (2) meeting minutes for the 11/25/24 and (1) for the 12/4/2024 meeting, VP Russ Belden seconded, all were in favor, motion carried. Secretary Donna Wilkinson read the omission from the 4/24/24 meeting (See attached). Secretary Donna Wilkinson made a motion to approve the omission/error for the 4/24/24 meeting, President Gloria Holtzclaw seconded, all were in favor, motion carried.

Reports:

President: Thanked everyone for all of their support

Treasurer: Year to Date Revenue \$273,195.42, Year to Date Operating expenses \$227,656.28, Year to Date Non Operating Expenses \$47,483.37, Combined Net Income(\$1,944.23). We had a positive net income for the month of \$1,223.41, our Year to Date income is now a negative \$1,944.23. This month we used 67% less water than for the same time period last year. This was for the period of 9/10 through 10/8. Our Utility bills were \$10,305 and \$13,930 respectively. Our Utility bill for the year is now \$9,968 above budget. Year to Date Raymond James Investment income is \$13,387.38.

Social: Report given by Beckie S, Beginning Balance \$5282.42, Expenses \$68.83, New Balance \$5213.59.

Coffee: Report given by Laurice B, Beginning Balance \$590.41, Income \$88, Expenses \$97.17, New Balance \$581.24. Secretary Donna Wilkinson made a motion to accept all reports, President Gloria Holtzclaw seconded, all were in favor, motion carried.

Unfinished Business:

Status /Updates:

Sidewalk Repair: Director Milton Davis inquired about how much money we have to do the repairs, Treasurer Don Lessard will furnish that information when he returns to the Park. The Board will get more information on the costs.

Electrical work behind #38,#71, #72, #73 and #92: Communication from Premier Electric : they are waiting on Permitting.

Skirting repair next to #92: Director Bill Dell reports that aluminum skirting would cost just under \$400, this is in the Budget under Repair to Common Property, suggested that the repair starts in the rear due to dimension variations. Will start the repair at the end of January 2025.

Fence Repairs: Director Steve Ford reported that the vinyl fence is all straightened out and secured, chain link fence cleared of debris and temporarily stood up with tie offs. Next step will be to dig around compromised poles and pour additional concrete for stability.

New Business: Clubhouse repairs still needed: VP Russ Belden reported that repairs are still needed at the bottom of doors and frames and thresh-holds, patchwork, caulking, painting of wainscoting and trim as needed.

Flower Beds Still Needing Cleanup: Ginko has started some of the work, the Board will follow up with Ginko on remaining properties that need cleanup.

Garbage Pick Up: Garbage pick up is now being done 3x a week.

Annual Meeting January 16, 2025: Proxy paperwork very important for this meeting, one 3 year Director position is open, all other seats are filled. Extra paperwork for Proxies and Ballots will be in the Clubhouse for those that need one, especially any Canadian who has been affected by the mail strike in Canada.

Sales/Rentals: #8 Marg Armor sold to David Fancher, Rentals: #60 Debbie Rose to Gretchan Smith 9/24 - 10/25, #66 John MacIntyre to Frederick and Katherine Dion extended rental agreement from 10/15/24 to 1/9/25, #79 John and Rachel Sammarco to Wayne and Barb King 12/1/24 - 3/31/25, # 107 Holly and Mario Guerreiro to Steve and Shelley Kaufman 1/10/25 - 4/19/25, #112 Mike Garner to Daniel Kidd 1/1/25 - 4/1/25.

Home Improvements: None

Residents Concerns/Questions: Thank you Board members that were able to Zoom for this meeting, reminder that monthly maintenance fees will be \$215 starting January 1, 2025.

Adjournment: Secretary Donna Wilkinson made a motion to adjourn the meeting, Director Milton Davis seconded, all were in favor, motion carried.

Meeting adjourned at 10:41 am.

Respectfully Submitted,

Donna Wilkinson, Secretary