

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC.
130 Patricia Avenue #19
Dunedin, Florida 34698

Board of Directors' Meeting, April 11, 2018

Presiding Officer: President Mark, Seyller called the meeting to order at 10:00 AM.

Attendees: President, Mark Seyller; Vice President, Mike Garner; Secretary, Beckie Seyller; Treasurer, Bill Dell (via phone); Directors, Ronald MacDonald (via phone), Bruce Russell and Barry Rose; Ameritech Manager, Tim Hendrix, all present. Quorum established.

Proof of Notice: Meeting agenda was posted April 8, 2018, at the Park office and clubhouse. Also, sent electronically to all board members and our webmaster.

Minutes: A motion was made by Barry Rose to accept and dispense with the reading of the minutes of March 21, 2018 and was 2nd by Bruce Russell. Motion carried.

President's Report: Mark reported that the skirting under the fence by Umberto's Restaurant has been completed. The good news is the cost was only \$172 instead of the \$600 that had been expected. Thanks to all of our park volunteers for helping with this project.

It was voted at the last meeting to remove the two diseased palm trees by the lowest bidder. A&M Tree Service quoted \$100 per tree and \$20 each to grind the stumps and remove the debris. This will be done soon.

A workshop was held to discuss proposed rule changes. Today we will vote to put these rule changes on the ballot for our annual meeting in January.

Road work to grind down the pavement and put in new asphalt will begin on April 30th. Mike Garner will take charge of this project. This will be started on a Monday and should be completed by the following Friday. There are many things to consider: mail service, paper delivery, lawn care, parking, emergency crews, etc. Some parking will be available for us at Sky Loch. Still working on obtaining more parking for our residents who will still be here during that time. Also, trash will be picked up that Monday but not on Wednesday and possibly not on Friday. So please plan accordingly. The process will be to grind half the park one day, then grind and clean the other half of the park the next day. They will then lay half the asphalt the 3rd day then the other half the 4th day.

Mark reported that according to our rules the pool heater will be turned off within the next few days for the season. Also, the fountain was cleaned out this morning. It had been clogged by the debris floating in the pond due to lack of rain.

Barry Rose made a motion to accept the President's report. 2nd by Mike Garner. Motion carried.

Treasurer's Report: Bill reported that he had not yet received March's financial statement but will prepare a statement and forward it to our Secretary to attach to the minutes.

Coffee Fund: Balance end of March was \$399.46

A motion was made by Mike Garner to accept this report and 2nd by Bruce Russell. Motion carried.

Claudette Guay, Treasurer of the Social Committee, reported that the balance for that committee as of April 1, 2018 was \$2780.52. A motion to accept the report was made by Barry Rose and 2nd by Bruce Russell. Motion carried.

Old Business:

Sealing of roads in 2019: since we are putting in new roads now, we have to wait approximately 12 months before they can be sealed. It is important to seal the roads every 2 to 3 years. We have a quote from the same person putting in our new roads. If we accept his quote, he will extend his warranty. The quote was \$9762.00 with a 12 month warranty or \$9912.00 for 18 months' warranty. For a difference of \$150.00 we can have a better product with longer warranty. Mark made a motion to accept the better product with the longer warranty. 2nd by Barry Rose. Motion carried.

Recycling: Ron MacDonald has talked to Waste Pro to obtain a better deal for recycling bins. Since many residents are leaving soon, this project will be tabled until our next meeting in November.

Pool Deck Resurfacing: We had 3 quotes at the last meeting. One was for painting, but that company had measured wrong. Once he re-quoted, he was just as high as the other two who would apply an overlay. His quote was dismissed. CTI quoted \$12,246.00 and guaranteed no cracks would reappear. He could only present one photo retaken after two years, but that was one picture taken out of many jobs he had done. He re-quoted at \$11,300.00. It was decided that no matter what, cracks will eventually return. Decorative Concrete Solutions quoted \$9,900.00, to repair cracks, then overlay with thin concrete in a flagstone pattern which would help conceal any cracks. Bruce Russell made a motion to accept the bid from Decorative Concrete Solutions, Inc. for \$9,900.00. 2nd by Beckie Seyller. Motion carried. The pool will be closed for about two weeks while this work is being done.

New Business:

Office Phone: Will be moving to the new office this fall. We currently use Frontier for our phone service. Bill Dell contacted them about changing our service because our contract had expired. They offered us a discount. If we renew our contract with them and make no changes, they will lower our bill from \$264.55 to \$114.49/month indefinitely and add free long distance. Spectrum offered us a lower price but for only one year. Wi-Fi for the clubhouse was discussed, but there are many things to consider making the change. At this time, do to time and effort, it was decided to keep the phone service, as is, plus the free long distance at the lower price of \$114.49/month.

Application Fee for New Buyers:

The application fee for new buyers has been raised to \$50.00 to do criminal background checks. In addition, Ameritech is charging a \$50.00 processing fee. Our proposal is to raise the background checks to \$100.00 to cover the processing fee. Barry Rose made a motion to raise the application fee from \$50.00 to \$100.00 per application. 2nd by Mike Garner. Motion carried.

Proposed Rule Changes:

A workshop was held to discuss proposals from the Rules Committee. A vote is needed to put rule changes on a ballot for the January meeting to allow the membership to vote on them. Bruce Russell made a motion to put the rule changes on the ballot. 2nd by Ron MacDonald. Motion carried.

Committee Reports: None to report

Approval of Sales and Rentals:

One sale is in progress this morning to sell Unit #90 to David Mackert. Unit #111 has been sold to Philip and Nancy Burkhart

Requests for Property Improvements/Changes:

Unit #79 has approval to paint their driveway gray.
Unit #103 has approval to paint the outside of their home cream/beige trim.

Correspondence:

A letter has been received from Lois Wallace asking for reimbursement of her losses she incurred to clear her title. During the search and history of ownership for Unit #113, it was discovered that the parcel number to the property had been recorded incorrectly. As a result, the estate of Donald Wallace had to be probated before the title could be cleared. After talking to our attorney, it was decided this had been the park's error. After discussion with the membership, Mike Garner made a motion to reimburse Lois Wallace \$2,581.00. 2nd by Bruce Russell. Motion carried.

Adjourn Meeting: Bruce Russell, made a motion to adjourn the meeting.
2nd by Mike Garner. Motion carried. Meeting was adjourned at 11:23AM.

Respectfully submitted,

Beckie Seyller, Secretary

APPROVED