

DUNEDIN PALMS HOMEOWNERS ASSOCIATION, INC,
130 Patricia Ave.
DUNEDIN, FL. 36998

Presiding officer President Julia Blanchard opened the meeting at 9:30 am on 2/27/19

Attendees: President Julia Blanchard, Vice President Jan Houlihan, Treasurer Don Lessard
Secretary Rosalie Bongo – Directors Bruce Russell, Ron MacDonald and Joe Bongo,
Tim Hendrix, Ameri-Tech Manager

Proof of Notice: Agenda was posted on designated Park areas, and electronically sent to Board Members and Tim Hendrix of Ameri-Tech as stated by Rosalie Bongo

Motion was made by Rosalie Bongo and Seconded by Jan Houlihan to accept the Minutes of the 2/13/19 & 2/27/19 meeting. Minutes were read and **approved unanimously.**

Treasurers HOA monthly Report Ending 1/31/19 Don Lessard gave report as follows:Revenue \$28,576.50 – Operating Expenses \$18,869.64 – Non Operating Expenses \$3,584.00 – Combined Net Income \$6,123.02. Investments Raymond James (Bond Funds and CD's) – Income \$736.92 – Asset Gain \$2,677.43 Total gain \$3,414.35. Also reported was “Unanticipated Significant Cost”. \$1,525.00 for Sewer Blockage behind units 98 – 100 in December 2018.

Don Lessard gave the coffee report (submitted by Sue Moore) as follows:Ending Balance 12/31/18 - \$527.31 – Income \$287.50 Expenses \$337.36 - 1/31/19 Ending Balance \$477.45.

Jan Houlihan gave the Social Committee report (submitted by Maria Carideo) Ending balance 12/31/18 \$3203.52 – Income \$2,433.75 - Expenses \$977.44 – Ending Balance 1/31/19 \$4659.83.

UNFINISHED BUSINESS:

Motion was made by Don Lessard and seconded by Ron MacDonald to award the contract to Bay Area Fence Factory to install fencing per their proposal for fencing around park pool with posts in cement and provide copies of Insurance, License for the amount not to exceed \$6,100.00. Start date on/around 5/1/19. **Motion carried with all members voting for approval.**

Sea Wall SE of Bridge tabled to November meeting and will be placed on agenda.

Office move is close to being completed and is open for business.

Reserve study is expected w/n the next week and will be reviewed by Don Lessard

NEW BUSINESS: Future of Old Office mobile discussed by board members and attending residents. Residents are requested to submit suggestions in writing to the board. This will be put on a future agenda for consideration

Committee Reports: None

Sales & Rental Approval: Approval given to Mr. Williams to purchase unit #87. Rental approved for unit #11 for M/M Fair.

Requests for Property Improvement/Changes: Approval given to M/M Burriss Unit #50 to replace mobile skirting on sun room. And M/M Severns Unit 78 to install 12x11 Screen Room in carport. M/M Short Unit #84 to paint driveway gray.

Correspondence: None

Meeting Adjourned 10:45

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Respectfully transcribed and submitted:

Rosalie Bongo, Secretary