

Victoria Palms of Dunedin Condominium Association, Inc.  
Board of Directors Meeting Thursday August 12, 2010 6:30pm

approved Minutes

**Board of Directors Present**

Brad Shepherd via phone  
Lori Chmielewski via phone  
Sally Marnell in person

**CMC Management Present**

Lori Lewis in person

**Owners/Guests Present**

Unit 223 Phil Finan in person  
Unit 803 Merri Chmielewski in person

**Call to Order**

A quorum being present, the Board of Directors meeting was called to order by Brad Shepherd at 6:31 pm.

**June & July 2010 Meeting Minutes**

The June 9, 2010 unapproved meeting minutes were reviewed by the Board and were unanimously approved.

The July 15, 2010 unapproved meeting minutes were reviewed by the Board and minor changes were discussed for modification and thereafter the minutes were unanimously approved.

**Managers Report**

No Trespassing signs and Speed Limit signs were previously approved at the July meeting for \$25 per sign and Lori Lewis asked the Board to reconsider each sign at a cost of approximately \$33 per sign. It was unanimously approved by the Board to allow purchase of up to six (6) No Trespassing and Speed Limit 10MPH signs not to exceed a cost of \$35 per sign.

Water leakage in kitchen pipes in a BMR Unit was addressed for emergency repair, fountains are now working, roofs are okay, rear pedestrian gate was repaired after it was tampered with, exterior lighting fixtures previously purchased are not adapting properly and will be returned or exchanged for the correct type, the clubhouse treadmill needs to be replaced and numerous pool chairs also need to be replaced. There are eight (8) surveillance cameras in which only 5 are working properly and one monitor needs replacement. There were several residents bikes stolen from the bike rack area and the Board discussed the possibility of moving the bike racks but no other location could be agreed upon.

A recommendation was made by Brad Shepherd for Lori Lewis to get an estimate for the additional surveillance equipment needed by the September meeting. Approval was given by the Board for Lori Lewis to obtain a replacement treadmill not to exceed a cost of \$800 and the Board could give approval to the purchase via email once obtained.

Landscaping clean-up has been completed and roof drains have been cleaned and cleared with the exception of one drain near the clubhouse where shrubbery needs to be removed in order to access the piping that needs repair. Brad Shepherd proposed a motion to approve continued repairs of this drain and removal and replacement of shrubbery, Sally Marnell seconded the motion, none opposed and the motion passed unanimously.

Parking lot flooding between buildings 5 and 7 that occurred after an extremely heavy rainstorm on August 5th was also discussed by the Board. The City of Dunedin Public Works Dept. was contacted and we were told that the ravine on the east side of the property will need to be cleaned out as a responsibility of VP and Loch Lomond, as this is the probable reason for the flooding.

### **Maintenance Proposal**

A motion was made by Lori Chmielewski that the proposal by Trevannah Management be approved. The interviews that Lori Lewis conducted were discussed and Brad Shepherd seconded the motion to approve this proposal, none opposed and the motion passed unanimously. The new maintenance personnel will report for duty on August 16, 2010.

### **Financial Reports**

The financial reports were briefly discussed due to the short notice of receipt of the reports as the Board was not able to thoroughly review them prior to the meeting so additional discussion can be readdressed at the September meeting as necessary.

### **Rules & Regulations**

The Board discussed extensively the various rules and regulations that are being violated at present. Brad Shepherd agreed that Webb Realty will enforce the issue of BBQ grills and bikes being stored on patios and in stairwells of BMR units. The issue of removal of motorcycles and mopeds was also discussed but no affirmative decision was made. The retyped copy of the bylaws was also discussed and a motion was made by Sally Marnell that amendments to Condominium Documents be discussed at future Board meetings and this was seconded by Brad Shepherd, with none opposed.

### **Senate Bill 1196**

Lori Lewis informed the Board that Senate Bill 1196 is near enforcement.

### **Next Board Meeting**

Thursday September 16, 2010 at 6:30pm in the clubhouse.

### **Adjournment**

A motion was made at 7:58pm by Brad Shepherd to adjourn the meeting, seconded by Sally Marnell with none opposed.