

Victoria Palms of Dunedin Condominium Association, Inc.
Board of Directors Meeting Thursday July 15, 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 Present

Unit 223 Bob & Lisa Wenger in person

Call to order

A quorum being present, the Board of Directors meeting was called to order by Brad Shepherd at 6:30 pm.

The minutes from the June 9, 2010 meeting were unavailable for review and therefore tabled for the August meeting.

Manager Report

Lori Lewis informed the Board of the sale of units 601, 104 and 622. Twelve exterior lighting fixtures were ordered for replacement, fountains have been fixed, two roofing companies were consulted on the life of the roofs, building exteriors will be cleaned and the pool lounge chairs need replacing due to dry rot. Clubhouse treadmill will need replacement or removal and one owner requested additional work out weights.

Rules and regulations will be reviewed by the Board members for clean up before approval at the next meeting in August.

Proposal for gate repair by American Access was approved by all Board members at a cost not to exceed \$3,500.

Approval was given for purchase of No Trespassing signs at a cost not to exceed \$25 per sign, and No pets allowed at the pool signs at a cost not to exceed \$50 per sign. Lori Lewis will also contact DOT for specifics on posting a speed limit sign.

Lori Lewis was instructed to give Commercial Maid a 30 day notice of termination. The Board agreed to post advertisements for a prospective maintenance employee and Lori Lewis will conduct interviews and drug screens on the applicants. A special meeting for approval of applicant is scheduled for Thursday August 5, 2010.

Lori Lewis was also instructed to contact tenants in Unit 203 & 624 about removing their motorcycles from the property and Unit 703 to remove a moped/scooter from the property as per rules and regulations.

Financial/Budget reports for June 2010 were reviewed by the Board.

Bill 1196 enforcement was discussed but is currently pending Legal examination.

Next Board Meeting

Thursday August 5, 2010 at 6:30 pm in the Clubhouse.

Adjournment

A motion was made at 7:30pm by Brad Shepherd to adjourn the meeting.