



Victoria Palms of Dunedin Condominium Association, Inc.
Annual Meeting Minutes
May 19, 2010-6:30pm

approved Minutes

Management Present

Kirk Bliss
Barry Higgins
Lori Lewis

Owners/Guest Present

122 Diane Callahan (by Skype), 223 Phil Finan, 303 Sally Marnell, 322 Eugene Hairston, 323 Sally Marnell, 402 Jane Fowler, 421 Ken Tuntland, 422 Sally Galanos, 803 Merri Chmielewski & Lori Chmielewski (by phone), 921 Michael Judd (BY Skype), 1002 Jane Schroerlucke, 1004 Robert Baxter, 101,103, 121, 123, 201, 203, 204, 222, 224, 301, 302, 321, 403, 404, 423, 424, 502, 503, 504, 521, 522, 523, 524, 602, 603, 604, 621, 623, 624, 701, 702, 703, 704, 722, 724, 804, 1001, 1003, 1021, 1022, 1023, 1024, 1102, 1103, 1104, 1121, 1123, 1124 BMR Funding (Brad Shepherd by phone)

Call to Order

A quorum being present, the meeting of the owners was called to order by Kirk Bliss, CMC at 6:45pm. The affidavit of Notice to Owners of the Annual Owners Meeting was properly served and witnessed.

Election of Directors

There are three candidate positions open for the 2010-2011 Board of Directors of which we had four (4) candidates running for the board; Lori Chmielewski, Rick Hardwick, Sally Marnell, Brad Shepherd.

The following three (3) were voted by ballot for the new 2010-2011 Board of Directors
Lori Chmielewski, Sally Marnell, Brad Shepherd.

- Insurance-** The property insurance was shopped at the beginning of the year which resulted in a savings. The insurance is also paid on a monthly note of \$5079. making it more financially manageable during these trying economic times. Currently we are under budget year to date by \$4315.
- Mailboxes-** The community mailboxes are being rebuilt starting next week. Every time it rains the owners/residents mail is getting soaked with water.
- Maintenance Barn-** The roof on the barn is scheduled to be repaired in the next few weeks due to a roof leak.

The management and owners are working very hard to overcome the difficult struggles that we have been handed. I feel very confident that if we all continue to work together for the sense of community the end result will far out weigh the struggles we are faced with today.

If anyone ever has a concern or question I can always be reached at 727-535-2424 to assist you. I am also on property on Tuesday mornings if you would like to schedule an appointment to meet me.

Next Meeting Date

Board of Directors meeting will be determined at a later date.

Adjournment

A motion was made at 8:05pm by Kirk Bliss to adjourn the Annual Owners meeting with no further discussion present.