

Victoria Palms of Dunedin Condominium Association, Inc.
Board of Directors Meeting Thursday September 16, 2010 6:30pm

approved Minutes

Board of Directors Present

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

CMC Management Present

Lori Lewis in person

Owners/Guests Present

Bob Baxter Unit 1004 in person
Ed Attallah with Renaissance Intl.(Sellers Agent for Unit 501) in person
Ed Bowen with ReMax (Buyers Agent for Unit 501) in person

Call to Order

A quorum being present, the Board of Directors meeting was called to order by Brad Shepherd at 6:35pm.

August 2010 Meeting Minutes

The August 12, 2010 unapproved meeting minutes were reviewed by the Board and were unanimously approved.

Manager Report

Previously approved signage was installed throughout the property, including a no lifeguard on duty sign for the pool area. A work-out at your own risk sign was ordered for the clubhouse fitness area. The rear fountain pump was repaired. A quote will be obtained for installation of a propane line for the BBQ grill. Pool lounge chairs can be replaced at a cost of \$189 per chair. Brad Shepherd motioned to replace two chairs to start with and Sally Marnell seconded the motion with none opposed and the motion passed unanimously. Approval was also given to Lori Lewis to purchase two additional maroon colored Private Property, No Trespassing, No Soliciting signs not to exceed a cost of \$35 per sign for installation at the pedestrian gates. Brad Shepherd proposed a motion to purchase a dumpster rules sign, not to exceed a cost of \$40, Sally Marnell seconded the motion with none opposed and the motion passed unanimously. Trevannah Management has informed the Board that the barn roof will need to be repaired as a cost of \$550. Sally Marnell proposed a motion to approve the Barn repair and Lori Chmielewski seconded the motion with none opposed and the motion passed unanimously. Lori Lewis informed the Board that the HOA mail was forwarded to someone else and Lori is working on getting this corrected. The HOA insurance carrier was contacted and has indicated we must have a commercial grade treadmill for the clubhouse and Lori Lewis is seeking out the appropriate equipment.

Lori Lewis was advised by the Board to seek out a towing company to contract and appropriate signage regarding same to be posted throughout the property. Lori Lewis was also advised to contact a Civil Engineer to obtain an opinion regarding the drainage/flooding problem that occurs between the clubhouse and building #10 during heavy rains, at a cost not to exceed \$500 for the opinion.

Lori Lewis will also contact the City of Dunedin to arrange for a monthly large item garbage pick-up day so residents can dispose those types of items accordingly.

Lori Lewis has asked the Board to email her any ideas or suggestions of announcements, reminders etc. for submission on a newsletter to be mailed to all residents.

Unit Sales Issue

Ed Attallah with Renaissance Intl. asked the Board to consider a blanket waiver of Attorney fees for the six units he has under contract through foreclosure. The Board did agreed to waive the fees for unit 501 only and the Board agreed to not allow a waiver on the remaining five units. Per Mr. Attallah the unit 501 deal should close in the next 30 to 45 days.

Future Budget Meeting and Annual Meeting

The Board discussed the scheduling of the Budget meeting and Annual meeting. It was agreed that the Budget meeting will be Thursday December 9th, 2010 at 6:30pm and the Annual meeting will be January 20th, 2011 at 6:30pm, both will be held in the Clubhouse.

Rules and Regulations

It was discussed and agreed by the Board that our Attorney will review the Condo documents for appropriate changes which will more than likely result in a one time assessment to all owners of \$45 to \$50 to cover the cost of the Attorney.

Treasurers Report

The Board reviewed the financial reports and only one issue was noted that Triangle Pool Service had been paid twice during the month of August and Lori Lewis will check into this.

Next Board Meeting

Thursday October 21st, 2010 at 6:30pm in the Clubhouse.

Adjournment

A motion was made at 8:10pm by Brad Shepherd to adjourn the meeting, seconded by Lori Chmielewski with none opposed.