

Victoria Palms of Dunedin Condominium Association, Inc
Board of Directors Meeting Minutes
August 17, 2011 7:00pm
Approved Amended Minutes

Board Members Present

Gord Moodie
Jane Schroerlucke
Sally Marnell

CMC Management Present

Barry Higgins

Owners/Guests Present

Gary Queen
Don Deitsch, Unit 1002
Phil Finan, Unit 223

Call to Order

A quorum being present, the meeting of the Board was called to order by Sally Marnell, Treasurer/Secretary, at 7:05 pm.

- 1) Motion was made to approve the June Meeting Minutes.
Motion passed unanimously

- 2) Motion was made to proceed with the required building appraisals and wind mitigation study (\$65 per building appraisal or a total \$715 for appraisals and \$715 for the study) to be approved if a better price cannot be negotiated.
Motion passed unanimously.

- 3) Motion was made to approve additional curb at the high side of the gate to prevent water from collecting and causing failure.
Motion passed unanimously
September 21, 2011: Motion was amended to review the repositioning of the curb.
Amendment passed unanimously.

- 4) Motion was made for Barry to get a title search so the board can determine how to proceed on unit #924. The unit never received a Certificate of Occupancy, is still owned by Victoria Palms LLC, and has a mortgage. Maintenance fees are not being paid, and a tenant is reportedly paying rent to someone. Barry will also contact B&P about collecting the rent.
Motion passed unanimously

- 5) Motion was made to proceed with the foreclosure process on unit #202. A \$700 deposit will be required to start the process. The eventual cost could run from \$1200 to \$2000.
Motion passed unanimously.

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- 6) Motion was made to approve the proposal to complete reconfiguration of roof downspouts so water flows freely for \$400 per building @ 9 buildings, or a total of \$3600.
Motion passed unanimously.
September 21, 2011: Motion was amended to require another quote.
Amendment passed unanimously.
- 7) Motion was made to begin negotiations with Trevor for general janitorial and maintenance services contract. Salary to be determined and discussed further.
Motion passed unanimously.

The next meeting was scheduled for the normal 3rd Wednesday of the month, September, 21, 2011.

The meeting was adjourned at 7:50pm.