

Victoria Palms of Dunedin Condominium Association, Inc
Annual Meeting Minutes
February 17, 2011 7:00pm

Approved Minutes

Management Present

Lori Lewis

Owners/Guests Present

List not available

Call to Order

A quorum being present, the meeting of the owners was called to order by Brad Shepherd, President at 7:05pm. The affidavit of Notice to Owners of the Annual Owners Meeting was properly served and witnessed

Election of Directors

Three candidate positions were open for the 2011-2012 Board of Directors for which four (4) candidates were running for the board: Phil Finan, Sally Marnell, Jane Schroerlucke, Brad Shepherd.

The following three (3) were voted by ballot for the new 2011-2012 Board of Directors Sally Marnell, Jane Schroerlucke, Brad Shepherd

Open Discussion:

- 1) Owners' Motion: Take under advisement the expansion of the board from 3 to 5 members and consult with legal to determine the steps required to expand.
Discussion ensued.
Motion passed unanimously

- 2) Owners' Motion: Engage Becker-Poliakoff to provide letter to owners
 - a) spell out the new law
 - b) notify owners of the leasing policy
 - c) owner fees must be up to date in order for unit to be leasedDiscussion ensued.
Motion passed unanimously

- 3) Owners' Motion: Investigate the legality, liability and cost of purchasing a pool cover for winter months
Motion passed unanimously

Business Meeting

- 1) Motion to approve the budget, with modifications.
Passed unanimously

- 2) Motion to approve the collection of the fee increase retroactive to January 2011, to be billed with April fees.
Passed unanimously

- 3) Motion to approve sending new collections to Kevin Fenton, who will bill the association in arrears.
Passed unanimously.