

Victoria Palms COA (VP)

Board of Directors Meeting / Drywall Contractor | Thursday, November 7, 2024; 10:00 a.m. |

Via: Zoom

Meeting Minutes

Mission Statement: "To promote a safe and secure community, improve the grounds and facilities, and exercise financial responsibility while meeting and exceeding the needs and expectations of the Victoria Palms of Dunedin Association, owners, and residents."

AGENDA FOR MEETING

Agenda Item 1 – Call to Order:

J. Elliston called the meeting to order at 10:00 a.m.

- 1.1 Establish Quorum (via zoom):
Jeri Elliston, President – present
Wendy Brandt, Vice President - present
Daniel Anderson, Secretary - present
Chris Roed, Treasurer – present
Troy Terwilliger, Director – present

Quorum established.

- 1.2 Meeting Notice Verification:

A meeting notice was posted on the VP clubhouse door Tuesday, 11/5/2024.

Agenda Item 2 - Vote to Hire a Drywall Contractor for Flood

Quotes were obtained from 4 contractors to repair drywall that is the responsibility of VP COA in member units (8 - 1 bedroom; 12 – 2 bedroom; 4' cut up from floor) damaged by the Milton storm.

The selected contractor is responsible for obtaining work permits from the City of Dunedin and ensuring the moisture levels in each unit are within acceptable limits while performing the repair work.

- 1) J Bolt:
\$98,699.56
- 2) Chad Nead:
\$84,000; estimated total completion 4 – 6 weeks
- 3) Specialized Restoration:

\$106,584.00

4) Jenkins Restorations

\$82,270.67; 1 building at a time, 2 – 3 weeks / building, estimated total completion 10 – 15 weeks

A motion was made to accept the proposal from Chad Nead based on 2nd lowest cost received and soonest estimated completion time of the lowest cost of the lowest 2 proposals. The motion was seconded and approved 5-0.

VP noted 1 contractor was selected to perform all the work VP COA is responsible for rather than multiple, including impacted unit owner's contractors. VP (J. Elliston) will act as the project manager / liaison, coordinating between the contractor and unit owners, that will save VP COA ~ \$20,000.

A question was raised regarding reimbursement to unit owners for damaged drywall that was removed and disposed by some one other than Chad Nead. VP will check and answer.

The next VP board meeting will be on 11/11/2024 at 6:00 p.m. to work on the 2025 VP budget.

Agenda Item 3 – Adjourn

J. Elliston adjourned meeting at 10:42 a.m.