

Victoria Palms COA (VP)

Board of Directors Meeting / Flood (Milton) Special Assessment / Monday, December 16, 2024; 6:00 p.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

1.1 – Call to Order:

J. Elliston called the meeting to order at 6:25 p.m.

1.2 - Establish Quorum:

Jeri Elliston, President – present
Wendy Brandt, Vice President - present
Daniel Anderson, Secretary - present
Chris Roed, Treasurer – present

Quorum established.

1.3 - Meeting Notice Verification:

A meeting notice was posted on the VP clubhouse door Friday, 12/13/2024.

1.4 – Discussion of Project Costs and Payments:

The proposed Special Assessment was reviewed line by line.

8 – 1 bedroom and 12 – 2 bedroom VP units were damaged due to water inundation from the Milton storm.

VP previously contracted with Chad Nead for \$110,964.27 to repair the VP common elements damaged by the storm. \$20,000 from VP's Truist account was used to pay a 25% deposit to Chad Nead. The remaining balance of \$90,964.27 was used in the calculation for the proposed Special Assessment.

Other items and amounts used for calculating the proposed Special Assessment: Dumpster - \$918; Front Gate - \$180; Front Gate - \$295.83; Tree Removal - \$6,235; Shingles - \$4,460; Front Gate - \$1,217; Mailbox - \$20,000; these total \$33,305.83.

Total amount for the proposed Special Assessment: \$90,964.27 + \$33,305.83 = \$124,270

It was noted that Chad Nead has been working on the project for 3 weeks so far.

There was an inquiry if the VP mailbox could be relocated to the VP clubhouse foyer.

There was a VP member question and answer session.

The proposed Special Assessment payment schedule is: 1 – bedroom units, \$589.66 due 1/1/2025, \$589.66 due 2/1/2025; 2 – bedroom units, \$803.10 due 1/1/2025, \$803.10 due 2/1/2025.

1.5 – Proposed Special Assessment Vote:

A motion was made and seconded to approve a Special Assessment for the amount of \$124,270, with the above noted payments and due dates. The proposed Special Assessment was approved by a vote of 3-1.

1.64 – Adjourn

This meeting was adjourned at 7:14 p.m.