

Victoria Palms COA

Board of Directors Business Meeting | Thursday February 29, 2024|
Community Clubhouse

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 BUSINESS MEETING

1. **Call to Order - Roll Call – Quorum – Proof of Notice**

- Daniel Anderson- present
- Elizabeth Barr- present
- Jeri Elliston- present
- Wendy L. Brandt- present
- Christine Rorabaugh- present

J. Elliston called the meeting to order at 6pm

2. **Approval of Meeting Minutes**

Meeting minutes for Business Meeting held on 1.18.24 presented. Motion made to approve the minutes by C. Rorabaugh, seconded by W. Brandt. Motion passed by unanimous vote.

Meeting minutes for Closed Executive Meeting held on 2.22.24 presented. Motion made to approve the minutes by C. Rorabaugh, seconded by W. Brandt. Motion passed by unanimous vote.

3. **Officer Reports**

President's Report

- Thank you to the volunteers who have completed clean-up projects around the community, including bike shed clean out, roof drains cleared and repaired, tree trimming, and leaf clean up.
- \$200 was collected from selling abandoned bikes, this money will be used to purchase plantings for the front of the community.
- Highlights from the Roof Inspection Report were shared. This is a major issue for our community and owners are encouraged to read the full report that has been shared. The attorney for Victoria Palms COA has sent a letter to Weatherproof to begin the process of resolving the matter.
- Victoria Palms COA received a Notice to Show Cause from the State of Florida for financial reports that were not filed in 2019 and 2020. The reports were filed when the notice was first received in 2023. The State has issued a reduced fine of \$1,320 for not filing the required forms by the deadline.

Treasurer's Report

- Report for current month is available on the portal for owners. The Board's financial reports are provided in the board packet.

Manager's Report

- No new resales
- Report from Hughes Exterminators is heavy feeding on the rat bait which is expected during cooler weather.

4. Old Business

- 2024 Annual Meeting Date
The meeting will be held on March 25, 2024 at 6pm. Election Committee: Mike Henkenmyer, Bruce Davidson, Steve Amisano
- Reserve Study Proposals
Motion made by C. Rorabaugh to select the option for the 3 consecutive years of updates at the cost of \$1,790/report. Seconded by W. Brandt. 4 votes in favor, 1 opposed.
- Gate Systems
 - Front Gate: operating once again
 - Pedestrian Gate: front pedestrian gate needs a new lock. Motion made by J. Elliston to purchase a lock at cost of \$825.90, seconded by D. Anderson. Motion passed unanimously.
- Pool Furniture
Motion made by D. Anderson to have 5 chairs re-slung with new fabric at a cost of \$989, seconded by J. Elliston. Motion passed by unanimous vote. Frames will be cleaned up and repainted as well.
- Leasing
Discussion of how to regulate leasing in the community including application fees, background checks, and lease terms.

5. New Business

- Golf Cart Motion Light
Motion made by C. Rorabaugh to purchase a motion light at the cost of \$80, seconded by W. Brandt. Motion passed unanimously.
- Bicycle Funds
Money will be used to purchase plants and bushes to be planted at the entrance of the community.
- Prescott Engineering Upgraded Report
Motion made by C. Rorabaugh to order upgraded report of the roof inspection if it becomes necessary at the cost of \$1,000, seconded by W. Brandt. Motion passed unanimously.

6. Homeowners Comments

6. Adjournment

J. Elliston adjourned meeting at 7:55pm

