

## Confidential

Victoria Palms COA (VP)

Board of Directors Closed Meeting | Monday, October 14, 2024; 11:30 a.m. |

Via: Teleconference, (727) 733-1699, passcode 4691#

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."

CLOSED MEETING WITH VP ATTORNEY

On advice of Dan Greenberg, VP attorney, a VP board meeting notice was not required as this was an emergency meeting.

Those Present:

VP Board:

Jeri Elliston (JE), President

Wendy Brandt (WB), Vice President

Daniel Anderson (DA), Secretary

Chris Roed (CR), Treasurer

Troy Terwilliger (TT), Director

Greenberg Nikoloff PA (GN):

Dan Greenberg (DG)

Deb Smith (DS)

Ameri-Tech (AT):

Ellyse Vosselmann (EV)

Issue:

VP Damage due to Storms Helene and Milton

The meeting started at 11:30 a.m. via teleconference with those above in attendance.

DG began the meeting asking about the damage VP incurred due to the recent storms. VP responded that 20 first floor VP condo units experienced ~ 2' of stormwater inundation due to flooding from the creek / drainage swale along the eastern boundary outside of the VP property.

DG asked if VP has flood insurance. VP response: no. DG indicated VP is responsible for drywall damage incurred from the storms due to the storms being an insurable event per VP's drywall policy (\$5/SF), adding VP condo unit owners are responsible for any other damage / maintenance to their property due to the storms.

VP noted there is one VP condo unit that was flooded that is in probate, the owner has passed with no will, the family of the owner of record have indicated there is a court order restricting any activity regarding the unit, and advised of the VP concern that mold or other issues could impact the remainder of the building if left unattended. DG indicated VP has emergency powers to protect the health and well being of VP's common areas, this includes entering the subject unit to remediate the potential threat, and levy a leinable charge on the unit. VP asked what to do with personal items in the subject unit. DG responded entry and any work should be limited to remediation.

DG advised he will prepare a letter that can be distributed to all VP unit owners identifying VP owner maintenance responsibilities required to be initiated within 48 hours regarding the storm damage, adding VP should send an email blast regarding the same ASAP.

VP requested AT be responsible for verifying the amount of drywall required to be removed per condo unit due to the storm. AT to check and answer.

DG asked if there were any roof leaks from the storms, adding VP should contact Prescott Engineering to request a roof assessment post storms and any damage found is the cost responsibility of VP. VP noted one second floor unit in building 3 reported a leak, possibly from a A/C drain line.

VP asked if unit balconies and patios are VP common area or unit owner maintenance cost responsibility. DG indicated these are common area.

VP advised DG regarding the City of Dunedin message that COA's are not to place storm debris, from common areas and from within condo units at the curb for pickup, which appears contrary to the services provided to single family homes, both of which pay taxes; and if any FEMA monetary relief can be sought for reimbursement of storm related costs. DG responded he was unaware of the City of Dunedin policy related to storm trash pickup; adding VP unit owners and / or their contractors should be responsible for the proper disposal of flood damaged materials and items from their units.

No other items discussed.

The meeting was adjourned at 12:03 p.m.