

Victoria Palms COA (VP)

Board of Directors Meeting / 2025 Budget Workshop #5 | Monday, November 25, 2024; 6:00 p.m. |

Via: In person @ VP Clubhouse & 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 6:00 p.m.

1.1 - Establish Quorum:

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

Quorum established.

1.2 - Meeting Notice Verification:

A meeting notice was posted on the VP clubhouse door Friday, 11/22/2024, and an email was sent by Ameri-Tech (AT) 11/25/2024 advising of the meeting and providing an agenda.

1.3 – Waive the Reading of the Minutes and Approve 10/14/24, 11/7/24, 11/11/24, and 11/18/24 meeting minutes

The minutes were all approved 4-0.

2.1 - Budget Workshop:

It was noted that the City of Dunedin 2025 rates for water will increase 6%, sewer 6%, trash 4%, and stormwater 29.7% above the 2024 rates.

It was clarified that VP’s water / sewer / trash / stormwater bill for August 2024 was not \$19,000, it was because Terra did not pay VP’s July 2024 bill, ie, the \$19,000 was a combined bill / payment for July and August 2024.

The VP board discussed 2024 operating versus reserves costs. Services should be charged to operating, maintenance and repairs should be charged to reserves.

It was noted that VP’s insurance agent provided the cost for flood insurance, \$31,459.

The VP board reviewed / discussed / adjusted the proposed VP 2025 annual budget per the below.

**Victoria Palms of Dunedin**  
**UNITS: 88**  
**JANUARY 1, 2025- DECEMBER 31, 2025 PROPOSED BUDGET**

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$575,090	\$614,354	\$51,196
4300	Golf Cart Yearly Fee	\$900	\$1,500	\$125
4500	Golf Cart Application Fee	\$500	\$350	\$29
	<b>TOTAL REVENUE</b>	<b>\$576,490</b>	<b>\$616,204</b>	<b>\$51,350</b>
	<b>OPERATING EXPENSES</b>			
5010	Admin Expenses	\$2,500	\$5,000	\$417
5020	Website/Portal/Mobile App	\$420	\$375	\$31
5200	Pest Control	\$4,200	\$4,400	\$367
5300	Insurance	\$166,798	\$183,000	\$15,250
5400	Lawn Maintenance Contract	\$15,600	\$15,600	\$1,300
5410	Landscape/Mulch/TreeTrimming/Palm	\$8,500	\$10,000	\$833
5420	Mulch & Tree Trimming	\$4,500	\$0	\$0
5600	Bureau of Condo Fees	\$360	\$352	\$29
5610	Annual reports	\$61	\$90	\$8
5620	Pinellas County Health Dept	\$350	\$300	\$25
5800	Management Fee	\$14,167	\$16,896	\$1,408
5900	Legal Fees - General	\$10,000	\$10,000	\$833
5950	Audit & Tax Returns(Audit)	\$2,200	\$6,000	\$500
6100	Building Maintenance & Repairs	\$11,460	\$10,000	\$833
6110	Gate Repair/Maintenance	\$2,000	\$1,500	\$125
6120	Maint/Repair Fire Equipment	\$1,100	\$1,100	\$92
6130	Propane	\$150	\$150	\$13
6135	Plumbing Repair-Exterior	\$1,000	\$0	\$0
6140	Roof Repair	\$15,000	\$0	\$0
6145	Plumbing Repairs-Interior	\$500	\$0	\$0
6150	Janitorial Supply	\$300	\$300	\$25
6160	Camera Repair	\$500	\$1,000	\$83
..	Vortex	\$800	\$0	\$0
6170	Well Repair Irrigation	\$500	\$500	\$42
6180	Irrigation Repair	\$3,500	\$8,000	\$667
6200	Pool Service Contract	\$5,376	\$5,700	\$475

6.83%

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# UNITS	2024 MTHLY FEE	2025 MTHLY FEE
40	\$454.80	496.27
48	\$619.42	653.03

The next VP board meeting will be on Monday, December 16, 2024, at 6:00 p.m.

2.2 – Adjourn

The meeting was adjourned at ~ 7:53 p.m.