

Victoria Palms COA

Board of Directors Business Meeting | Thursday, April 11, 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 Fratangeli- present

J. Elliston called the meeting to order at 6:01pm

2. **Approval of Meeting Minutes**

Meeting minutes for Business Meeting held on 3.29.24 presented. Motion made to approve the minutes by W. Brandt, seconded by C. Fratangeli. Motion passed by unanimous vote.

3. **Officer's Reports**

President's Report:

Tom worked 3-4 days on the mailbox; replaced boards and a light; Arnold assisted with the light; per the USPS the mailbox is VP's responsibility, past quotes ~ \$20K to replace it

Mike H and Brian E checked the painting on all the buildings, a warranty item list was generated that will be given to FLI Pro Painting for action to fix by June 2024; FL Pro will powerwash the buildings during 2025 as part of their contract

Roof inspection was conducted by Weatherproof Roofing's (WP) group (joined by Troy and Dan from VP, and Scott from Greenberg Nikoloff); WP's group will respond to GN

Bushes procured from the bike sale proceeds should be installed next week

Dunedin city arborist visited VP today and recommended the live oaks around the pool be removed due to age and safety issues

Jeri attended the COA conference in Tampa: 1) new FL statutes coming 7/1/24, 2) COA boards can have workshops, 3) VP board meetings will now have member discussion after a motion is 2nd'd / before a vote

Treasurer's Report:

4. Old Business

2024 Annual Meeting

Discussion regarding timing of the Annual Meeting to account for time information will need to make it through the postal system to members and time responses will need to make it through the postal system back to the Management Company. A date of June 12,24 was set with a time of 6PM.

Update on Election Monitoring

Christine advised VP's petition to have FL State monitor the election was approved by FL State, cost ~ \$400

Drywall Reimbursements Unit #1101: tabled

Leasing

VP members should be completing and forwarding forms and sending to Terra when leasing their unit(s)

Clubhouse AC Proposals

3 proposals reviewed. W. Brandt made a motion to accept proposal from Garland, C. Fratangeli seconded. Motion passed by unanimous vote.

Dryer Vent/Drain Line Cleaning

Dryer vents left uncleaned is a safety hazard. Quotes to be collected to have work completed.

A/C drain line - owner responsibility

5. New Business

Community Landscaping

Corona Tree Trimming Proposal

Tabled until 2 other proposals are received

Corona Workers Compensation Waiver

Community Leaf Blower

Discussion to purchase and have available for owners to clear pool area



Annual Fire Inspection

Termite Inspection

Tabled until there are estimates to review

Architectural Requests

complete / submit online form for review / approval at least 30 days prior to proposed work; no vote

Property Management Contract

Discussion to terminate services with Terra Management at the end of the current contract. Further discussion of new management company tabled until 3 proposals are received

Workshops and Monthly Meetings Schedule

6. Homeowner Comments

7. Adjournment

J. Elliston adjourned meeting at 7:36 pm

