

Victoria Palms COA (VP)

Board of Directors Workshop Meeting | Tuesday, July 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."

WORKSHOP MEETING

Meeting:

- 1.1 Those Present:
 - Jeri Elliston, President
 - Wendy Brandt, Vice President
 - Daniel Anderson, Secretary
 - Chris Henne Road, Treasurer
 - Troy Terwilliger, Director

Quorum.

- 1.2 Meeting Notice Verification

A meeting notice was posted on the VP clubhouse door 48 hours prior to the meeting.

Discussion:

- 2.1 Maintenance Person

A new maintenance person was interviewed to replace the former (Tom). Rate of pay remains the same at \$25/hour, approximately 20 hours/week anticipated. Question asked about the status of the current VP budget line item for the maintenance person, no answer available.

- 2.2 Information Transfer Terra > Ameri-Tech

Terra lacking in providing Ameri-Tech VP records.

- 2.3 Clubhouse Termite Tenting

Scheduled for the end of July 2024. Sections of the fence around the pool at the clubhouse will need to be removed for the tenting. Brian Elliston will weld the fence section back in place after the tenting is completed.

- 2.4 VP Dumpster

Some trash is being placed at the VP dumpster that the City of Dunedin will not accept. Not sure if VP residents or others are doing this. The City charges VP \$21/item to remove unacceptable trash. Suggestions to mitigate include: A) advising VP residents of trash rules / requirements; B) placing a

motion sensor light at the dumpster; C) placing relevant signage at the dumpster; D) mail a letter to VP owners advising of the situation, noting those not complying will be required to pay the City fee; E) VP owners are responsible for their visitors and / or tenants; F) the City will schedule a pickup for the \$21/item fee if VP residents require it.

2.5 Ameri-Tech Managed VP Website

What to include ? Suggestions: governing documents; meeting minutes; meeting agendas; newsletters; login for owners; building photos; community updates and amenities; personal vendors; policies; mission statement; calendar; owners directory; notices; work orders; account information; budget; invoices / payments; link to applicable FL state condo statutes.

2.6 Governing Document Updates

Existing common area and individual unit violations. Suggestion to have Ameri-Tech perform an inspection per the existing governing document requirements to see how many / what type of violations there are. When will the committee start reviewing the existing documents and make recommendations ?

2.7 VP Attorney

Responses required regarding roofs and Ross drywall reimbursement request.

2.8 Reserve Study

Inquiry will be made to Terra and Ameri-Tech requesting the status of the study.

2.9 Roof Inspection Updated Report

No other items discussed.