

Victoria Palms COA (VP)

Board of Directors Meeting / Wednesday, February 26, 2025; 6:00 p.m.

VP Clubhouse and 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."

AGENDA FOR MEETING

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
Christine Fratangeli, Director - present

Quorum established.

1.2 - Meeting Notice Verification:

A meeting notice / agenda was posted on the VP clubhouse door Monday, and an email of same was sent to VP members, both on Monday, 2/24/2025.

1.3 – Motion to Wave the Reading and Approve 2/17/2025 Meeting Minutes:

A motion was made to approve these minutes, 2ndd, and approved 4-0 with 1 abstention.

2 – Treasurer’s Report:

It was reported that as of 2/26/2025 VP’s current operating account balance is \$151,569.52, the current reserve account balance is \$148,192.12, current VP member delinquencies total \$12,326.53, indicating a total of \$312,088.17 in accounts and delinquencies.

C. Roed noted being advised of negative of verbal and phone texts regarding his trustworthiness, and asked that if any, please advise during the meeting. No replies, except for J. Elliston, who indicated she was not aware of any.

There was discussion regarding the balance sheet – operating and income statement – operating provided to the VP board by Ameri-Tech (AT), examples: balance sheet line 6100, Building Maint & Repairs; inability to reconcile the balance sheet with the income statement; income statement lacking income line item from 2024 operating carryover to 2025; and difficulty reconciling the balance sheet with the income statement. E. Vosselmann, AT, will check on these issues and answer.

3 – Manager’s Report:

AT reported: 1) reviewing VP's governing documents regarding rules and regulations; 2) completing VP site visits on 2/12/2025; the possibility for electronic voting; 3) coordinating with WeatherChek for the electric work proposed for building 6, and possibly buildings 8 and 4; 4) coordination with VP's attorney regarding A/C unit responsibility; 5) noted that Done Rite Roofing has completed installing the replacement mansard roof tiles blown off by the Helene and Milton storms; 6) prepared a draft VP towing policy notice; 7) noted Dunedin Plumbing completed a water line repair to VP's building 7; 8) shared an additional paving estimate for portions of VP's parking lot; 9) noted the roof repair was completed for over unit 421; and 10) noted an AT aging report was not available for this meeting, adding delinquency notices are sent at 30 and 60 day intervals, then forwarded to VP's attorney for action after 90 days. The VP board requested VP member delinquencies be forwarded to the VP attorney for action after 60 days, not 90 days.

4 – Old Business:

4.1 – Schedule Tree Removal:

A notice will be sent to VP members that Bay to Bay Tree Removal will be at VP on Monday, 3/3/2025, to remove trees behind VP building 4 (706 Lyndhurst Street). Cars, golf carts, and any other vehicles need to be removed from the side of building 4 prior to 3/3/2025, so the contractor has access and to ensure safety.

4.2 Mailbox Replacement / Repair:

VP member James investigated VP mailboxes and offered a repair solution. VP's handyperson (Jeff) prefers not to attempt James' suggested repairs. An estimate (from Creative Mailbox Designs) to replace VP's existing mailbox unit of \$15,141.43 was shared. A prior estimate of ~ \$12K was obtained to replace the mailbox unit. However, both of these estimates may require expanding the footprint of the current mailbox pad, of the cost of which may not be included in these estimates.

4.3 – Drywall Reimbursement for Owners for Self-Performed Drywall Removal due to Helene:

I was noted that VP may now (to be checked and verified) be able to start reimbursing VP members for drywall they removed from their units due to Helene flooding. The reimbursement amount is \$1/SF of drywall removed. The amount of drywall will also be checked versus the contractor's (Chad Nead) records.

4.4 – Status Repair Report of VP and Units Flooded by Helene:

It was reported that the VP common area repair work for the subject units has been completed, except for the City of Dunedin inspections, which may be completed by 2/28/2025.

It was also noted that VP members will be meeting with City of Dunedin officials on Monday, 3/10/2025, regarding what can be done to alleviate any future VP flooding.

4.5 – Parking Lot Repair Proposal Review:

3 proposals were shared for repairing the sunken pavement between VP buildings 7 and 9, and some other deteriorated areas of the VP parking lot. All-Phase Paving: \$1,250 for the sunken area, \$950 for 3 additional areas; ACPLM: \$9,932; PLS: \$1,500 for the sunken area, \$1,653 for the additional areas.

It was decided to postpone selecting a contractor until the City of Dunedin has investigated the VP flooding issue.

4.6 – WeatherChek Proposal for Building 6, and Possibly Buildings 4 and 8:

As a follow-up to VP's 2/17/2025 meeting, WeatherChek submitted revised estimates to complete the electrical work for buildings 6, 8, and 4. The cost for building 6 only is \$17,275; adding conduit only to building 8 with the building 6 work is \$2,000; the cost for building 8 completed with building 6 is \$10,075; the cost for adding building 4 is \$14,211.

A motion was made to accept completing the work for buildings 6 and 8 together (\$17,275 + \$10,075) is \$27,350, contingent on VP's attorney's opinion of electrical service responsibility, ie, where is Duke Energy's responsibility for a COA, the transformer or the meter for the condo unit. The motion was 2ndd, and approved 5-0.

4.7 – Towing Policy:

At the 1/22/2025 VP board meeting, the VP voted and approved a towing policy presented by AT. AT presented a draft towing policy notice at this (2/26/2025) meeting. It was noted that using this policy was intended for towing if cars have been "abandoned" for a period of time, such as after a flood. If during the VP governing documents review study our community votes on changing rules for motorcycles, commercial vehicles, RV parking, we can then implement more rules.

4.8 – Status of VP Unit 504:

It was noted that unit 504 is under contract, the new owners are signing papers to take possession, and there has been contact with both parties as well as Chad Nead to do the drywall repairs and bacterial spray.

4.9 – 2024 VP Balance Surplus:

See item 2 above.

4.10 – VP Building 3 Roof Replacement:

It was noted that estimates are being obtained to replace the roof for VP building 3. Building 3 was selected for the 1st replacement as it appears to have experienced the most number of leaks, and has a current leak over a unit porch, of all the VP condo buildings. It was also noted that VP's reserve study programs replacing 1 VP condo building roof per year, based on a worst first priority.

4.11 – VP Plumbing Inspections:

The VP board previously (9/23/2024 meeting) considered having a plumbing firm inspect all VP units that have not had their water service pipes replaced (35 units had at that time) for potential leaks at an ~ cost of \$5K in as an effort to save on the City of Dunedin utility bills. Section 14.02 of the VP governing documents requires unit owners to maintain their units. With the history of VP water pipe leaks, and the related drywall repair costs, it is considered mandatory that VP unit owners replace their water pipes or VP will not be responsible for any common area associated costs due to non-replaced water pipes.

5 – New Business:

5.1 – Governing Document Committee:

VP will be forming a committee to review and revise the VP governing documents. VP members will have the opportunity to contribute and are encouraged to share any thoughts. VP members interested in joining the committee should advise E. Vosselmann accordingly.

5.2 – Enforcement of VP Governing Documents:

AT provided the VP board a handout of highlighted section 39 of VP's governing documents related to restrictions as examples of current requirements. Ideas on how to achieve compliance were discussed.

5.3 – Interest Bearing Accounts for VP:

It was previously suggested that VP use alternative banks that have higher interest yielding accounts for its operating and reserve funds. AT indicated that it uses South State Bank for its client's accounts. VP requested AT to check and answer if portions of VP's accounts can be deposited in higher yielding accounts, such as savings, with South Street while still maintaining its checking account(s), in order to obtain higher account interest yields.

5.4 – Repair to VP Building 5 1st Floor Staircase Area Walls From Drain Leak Repair:

AT provided an estimate from Chad Nead for \$750, and an estimate from Florida Pro-Tech Painting for \$1,200 to perform the repairs. A motion was made to accept the Florida Pro-Tech proposal as it included completing all of the required work. The motion was 2ndd, and approved 5-0.

6 - Adjourn

A motion was made to adjourn the meeting, 2ndd, and approved 5-0. The meeting was adjourned at 7:57 p.m.

The next scheduled VP board meeting is on Wednesday, 3/26/2025, starting at 6:00 p.m.