

## Condominium Association Board of Directors - Meeting Minutes

(Prepared in accordance with Chapter 718, Florida Statutes)

Date: Monday, May 4, 2026

Time: 6:04 PM EST

Location: Via Zoom

Type: ER Meeting of the Board of Directors

Ellyse Ameritech on zoom meeting

### 1. Call to Order

The meeting of the Board of Directors was called to order at 6:04 PM EST.

### 2. Quorum

A quorum was established ( Jerri, Wendy, Elizabeth, Bruce, and Cathy.)

### 3. Proof of Notice

Notice of the meeting and agenda was posted on the clubhouse door and the Association website in accordance with the Association's governing documents and Florida Statutes.

### 4. Old Business – Plumbing Issues (Building Six)

Estimates reviewed by the Board:

- Dunedin Plumbing Inc.: \$5,335.00 (Building Six)
- Pearce's Plumbing Services: \$3,800.00 (Building Six)

- Pearce's Plumbing Services: \$2,200.00 (Common area between Buildings Six and Eight)

Dunedin Leak Detection LLC reported that a drain/pipeline could not correct the sewage back up problem due to bellying of pipe. Dunedin Leak agreed with both Pearce and Dunedin Plumbing contractors' assessments of the plumbing problem causing sewage affecting Victoria Palms.

The plumbing estimates do not include removal or storage of personal property or interior restoration.

Property Manager Ellyse (Ameritech) and Board Liaison Elizabeth will coordinate with the affected unit owner (Andersons) and the unit property manager to obtain estimates for removal, storage, and restoration as applicable.

The Board determined that work will begin in the common area between Buildings Six and Eight to allow coordination with the unit manager and communication with the unit owner.

Motion:

To approve the plumbing proposal from Pearce's Plumbing Services.

Vote: 5 in favor, 0 opposed. Motion carried.

## 5. New Business – Roof Repair

Estimate reviewed:

- Done Rite Roofing Inc.: \$1,470.00

Motion:

To approve the roof repair proposal from Done Rite Roofing Inc.

Vote: 5 in favor, 0 opposed. Motion carried.

## 6. Open Forum

Dan Anderson addressed the Board regarding the plumbing contractor selection, pricing differences, and work scope. Additional concerns related to prior repairs within the community were expressed without specific examples.

Mr. Anderson requested a response regarding his certified letter, clarification regarding affected flooring areas, and copies of applicable permits.

The Board acknowledged the comments and advised that permit copies will be provided once received from the contractor. The Board may request the affected area be marked; however, exact placement cannot be guaranteed.

## 7. Clarifications

- Approval of a contractor authorizes the contractor to proceed with Board-approved work only.
- Interior restoration, will be addressed in accordance with the governing documents and Florida Statutes.
- Board decisions are made based on information available at the time of the meeting.
- Owner comments during Open Forum are received for consideration and are non-voting.

## 8. Adjournment

There being no further business, the meeting was adjourned at 6:27 PM EST.

Respectfully submitted,

Secretary, Board of Directors