

Victoria Palms of Dunedin Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: June 7, 2026

Time: 7:00 PM (EST)

Location: Clubhouse Only

Meeting Agenda

1. Call to Order
2. Establish Quorum
3. Meeting Notice Verification
4. Old Business
 - Drywall repairs – Units 624, 121, 122
5. New Business
 - Roofing/Leak repair – Units 104 & 124
6. Adjournment

1. Call to Order

The meeting was called to order at 7:16 PM (EST).

2. Establishment of Quorum

A quorum was established. Board Members Present: Jeri, Wendy, Elizabeth, Cathy.

3. Verification of Meeting Notice

The meeting notice was properly posted on Friday, June 5, 2026, at 8:30 AM (EST) in accordance with Florida Statutes, including Section 718.112(2)(c).

4. Old Business

Drywall Repairs – Units 122, 121, and 624

Building 1: Unit 122 (\$1,000.00), Unit 121 (\$575.00)

Building 6: Unit 624 (\$300.00)

Motion: Elizabeth; Second: Cathy; Vote: Unanimous approval; Motion carried.

5. New Business

Water Intrusion / Exterior Leak – Units 124 and 104 (Building 1)

Repair Cost: \$1,300.00

Motion: Cathy; Second: Elizabeth; Vote: Unanimous approval; Motion carried.

6. Adjournment

Prepared in accordance with Florida Condominium Act (Chapter 718, Florida Statutes), including §718.111 and §718.112 regarding Board meetings and recordkeeping.

Motion: Jeri; Second: Elizabeth; Vote: Unanimous approval. Meeting adjourned at 7:27 PM (EST).

Workshop Meeting (Non-Binding Discussion)

Topic: Landscaping, Plantings, and Non-Plant Decorations

Called to order at 7:28 PM (EST). Discussion included application processes, approvals, rules, enforcement, liability, and budgeting. Decision made to review pending updated Condominium documents and revisit at a future meeting with owner input.

Adjourned at 8:23 PM (EST). Motion: Jeri; Second: Elizabeth; Vote: Unanimous approval.

Catherine McCullough

Secretary, Board of Directors

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