

Forest Park 1 of Dunedin Condominium Association, Inc.
Board of Director Meeting
December 4, 2017
6:00 p.m.
In the Forest Park Clubhouse

MEETING NOTES OF BUDGET AND ANNUAL MEETING

Call to Order / Roll Call / Establish Quorum: Asha Gupta called to order at 6:11 p.m. for Budget Meeting and 7:36 p.m. for Annual Meeting.

Present: Asha Gupta, Don Clingenpeel, Esther Crichton, Erin Ellis, Jerry Queen, and Dawn Bridge-LCAM.

Approved minutes from previous Board Meeting 11/01/17.

Reports of Officers

Dawn gave updates on Property:

1. Sewer blockage at units 1002 and 1004. This has affected all four bottom units. Insurance claim is in place. Adjustor comes on Friday. Dunedin Plumbing was here on 11/23/17 and 11/25/17. They will return on 12/05/17 to continue repairs. Notices to be placed on doors.
2. Trees: They terminated the contract with tree trimmers and have a new company coming out this week to review the items to be completed.
3. Pressure Washing of walkways and stairwells: to be scheduled after holidays.
4. Land Lords will be reviewing the dying sod.
 - a. **Input from residence:** Sod needs to be replaced near 2170 and 2178, schedule a once a year leaf pick up, need additional landscaping at signs, and need ground cover near 2188 #1101.
5. Carport and soffit repairs are scheduled for 12/05/17.

Erin provided a new template for meeting notes to keep track of items to be completed. **She will also review all past 2017 meeting notes to verify all outstanding items are completed in 2018.**

Board Approval of 2018 Annual Budget: Read by Jerry at 7:05 p.m.
Erin 1st, Don 2nd and all were in favor.

Proof of Notice of the Meeting: Yes

Election of Directors: Same: Asha Gupta- President, Don Clingenpeel, Esther Crichton- Vice President, Erin Ellis- Secretary, and Jerry Queen- Treasurer

- All members have read and agreed to abide by association documents.

Vote on Parking Near Pool: Create one (1) ADA parking space and relocate motorcycle parking- Annalise makes 1st motion and Rosalyn 2^{nds}- **Approved**

New Business

- a. Landscaping
- b. Repairs to Property
- c. Committees
- d. Resident/ Community Issues
 - a. Signage on dumpster for No Dumping outside dumpster- **Contact waste management to ask for permission.** Not sure if sign will prevent this?
 - b. No one is to wash cars onsite. **Notify FP2 who has residents washing cars.**
- e. Maintenance Items:
 - a. Clean pond, globe lights and stairwells- Is the Janitorial service responsible for this? Dawn to review contract.
- f. Need Audit for 2018.

Old Business

- a. Landscaping
 - a. Items Completed/ Fee proposal due date/ Work to begin date
 - b. Irrigation not functioning properly. **Contact landlords 12/04/17**
 - c.
- b. Repairs to Property
 - a. Items Completed/ Fee proposal due date/ Work to begin date
 - b. Pool heater- not sure if it can be fixed due to the water only being drawn in at the top of the pool. Temperature is set at 85 degree- roof and top of pool achieve that but bottom water is not pulled through heat pump.
 - c. **Building #3's gable end at the north side of the building needs to be repaired. Trim is loose. 12/04/17**
 - d. **Jerry to follow-up with fountain issue.**
- a. Improvements to Community
 - a. Security cameras: **Need three estimates.** One estimate came in at \$9,000.
 - b. Railings to be painted with 2018 funds.
 - c.
- b. Committees
- c. Resident Issues
 - a. Ongoing
 - b. Resolved
- d. Website is live- **still in progress.**
 - a. Martin would like to post meeting notes on website.
 - b. Login for members on site
 - c. Add rules and regulations
- e. Phone Directory- **Annalise to start**

Open Discussion Forum

Meeting Adjournment at 8:24 p.m.