

Victoria Palms COA (VP)

Board of Directors Meeting / Monday, July 28, 2025; 4:00 p.m.

VP Clubhouse & 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 4:00 p.m.

##### 1.1 - Establish Quorum:

Jeri Elliston, President – present  
Daniel Anderson, Secretary – present  
Chris Roed, Treasurer – present  
Bruce Davidson, Director - present

Quorum established.

##### 1.2 - Meeting Notice Verification:

A meeting notice / agenda was posted on the VP clubhouse door and an email was sent to VP members both on Friday, 7/25/2025.

##### 1.3 – Wave the reading and vote to approve the minutes of the 5/28/2025, 6/2/2025, 6/4/2025 closed, and 6/4/2025 closed meetings:

A motion was made to approve each of these meeting minutes, each was 2<sup>nd</sup>d, and each was approved 4-0.

##### 2 – New Business:

##### 2.1 – Vote on roofing contract with Acoma Roofing:

It was noted the Acoma contract prepared by VP's attorney (Greenberg Nikoloff, GN) indicated a total of \$51,250, which should be \$61,250 that includes a 20 year no dollar limit (NDL) rather than a 10 year NDL.

A motion was made to approve \$61,250 the contract and start date (11/10/2025) addendum for Acoma to replace the VP building 3 roof. VP will request GN revise the contract if approved. The motion was 2<sup>nd</sup>d and approved 4-0.

VP will sign the revised contract and addendum after Acoma signs these.

##### 2.2 - Vote on A/C contract with Mauro A/C:

A motion was made to approve the contract and addendum with Mauro A/C for the work related to 2.1 above.

The motion was 2<sup>nd</sup>d and approved 4-0.

VP will sign the revised contract and addendum after Mauro signs these.

### 2.3 – Vote on Palm tree trimming:

The palm trees on VP grounds are seeding and need to be trimmed. Corona Landscaping has submitted a proposal for \$10,725 to perform this trimming work. No other proposals were received. It was noted Corona will be requested to cut an oak tree branch behind VP building 10 as part of this proposal as part of the cost. Corona has submitted quotes to VP in the past and have always submitted the lowest cost for this type of work. It was requested more than 1 quote (a minimum of 3 preferably) be obtained in the future.

A motion was made to approve Corona's proposal, 2<sup>nd</sup>d, and approved 4-0.

### 3 – Open Forum:

A request was made to improve VP board meeting notices and times to maximize member attendance.

A question was asked if Loch Lomond paid their share of the ditch clearing. Answer: Yes.

It was noted that the bike barn is again overflowing with bikes, and some do not have VP tags. Sending notices to owners about the tag requirements and enforcement to remove untagged bicycles were suggested, adding VP owners are responsible for their tenants' compliance with VP documents and policies. It was also suggested that the VP documents committee consider this issue as part of their work.

A question was asked if there will be inspection, besides the City of Dunedin, of the VP building 3 roof replacement. Answer: Yes. The roof consultant VP previously contracted with for roof inspection will intermittently inspect the roof replacement work.

The next VP board meeting is scheduled for Wednesday, 8/27/2025, starting at 6:00 p.m.

### 4 - Adjourn

A motion was made to adjourn the meeting, 2<sup>nd</sup>d, and approved 4-0. The meeting was adjourned at 4:26 p.m.