

**AMERICAN CONDOMINIUM PARK-ZEPHRYHILLS
BOARD MEETING MINUTES
APRIL 8, 2024**

1. CALL TO ORDER:

President Judy Hehn called the meeting to order at 9:05 A.M. in the community clubhouse. Judy requested that we stand for the pledge of allegiance and a prayer was offered by Sandie LaBonte.

2. ROLL CALL:

Secretary Patti Bush conducted roll call with the following officers present: President - Judy Hehn, Vice President – Peter Grant, Treasurer – Brian Hutchinson, Secretary – Patti Bush, Asst. Secretary – Bob Swope.

3. READING OF MINUTES:

Bob Swope made a motion to approve the March 4, 2024, minutes as posted on the Website and bulletin boards. Seconded by Peter Grant. Motion carried 5 Aye.

4. CORRESPONDENCE: NONE

5. TREASURERS REPORT:

Feb. Operating Fund Ending Balance: \$117,318.60

Feb. Reserve Fund Ending Balance: \$387,562.31

March Operating Fund Ending Balance: \$126,036.50

March Reserve Fund Ending Balance: \$394,623.31 (See Attached)

The reserve percentage for the amendment voted at the annual meeting did change and the extra amount that was going into 805-01A will go into a undesignated account to be determined at the next annual meeting.

Judy, on the bookkeeper position announced that due to absenteeism she was let go.

6. REPORT OF ASSOCIATION OFFICERS:

Judy reminded Dark house forms are in the office and will be picked up next week.

Peter and Judy both stated with hurricane season coming to make sure everything is put away and a list to help is in the office, also that the community building is not a shelter.

Peter reminded residents to arrange for yard upkeep, if the office has to contact a resident there will be a \$25 fee.

Patti reminded everyone to make sure to contact the office on coming and leaving the park and their files have the current information.

Patti stated that we must follow the Florida State Laws on EMS pets with proper documentation and that the pets are registered in the office with their current shots etc. from their vets.

Judy requested when using dryers in the laundry to clean out the lint screen after use.
Peter stated showers in the clubhouse and laundry will be closed Saturday (4/13) for power washing.

Patti stated the back gate will be open during voting in November despite the rumors, and the front gate will remain closed due to theft and people wanting to roam the park.

Judy requested anyone scheduling an event must go through Sandie LaBonte, Activity Director, and she will report to the HOA Board.

Peter reminded residents that there is no Smoking or Vaping in common activity areas, community building or pool areas.

Judy thanked John Fink, Darwin Grosh, Denis Quellette and everyone else that has volunteered to help this past season. Without all of you the park would not be what it is.

7. COMMITTEE REPORTS:

J-Rule – Deb Pontenberg thanked her committee for all their help and input.

Election – Kathy Staver thanked her committee and is hoping to make some more changes for the elections next year.

Budget – Linda Whinery thanked her committee and stated it was a difficult task this year.

8. OLD BUSINESS:

Peter reported 2 quotes have been received but have not set up a start date. Lot #112 received 2 quotes on fill need to set up. The sauna has been completed and working thanks to Doug Pease and Denis Quellette. The A/C unit in kitchen has been completed, also Shelly Kreider thanked Sam Guerra for fixing the water fountain.

9. NEW BUSINESS: NONE

10. CONSENT AGENDA:

RESOLUTION: # 01-24-25

LOT: # 021 Deb Lamoreux/Larry Brule – replace grass with stone.

LOT: # 022 Robt & Bettany Bingay – roof over sunshades.

LOT: # 107 George Schipper – replace 5 windows with same size.

LOT: # 122 Don Hilts – bldg. storage shed attached under carport to house 5 X 10

LOT: # 257 John Fink – add 3 overhand covers on windows to match existing covers.

Bob Swope made a motion to approve. Seconded by Peter Grant. Motion carried 5 Aye.

11. TRANSFER OF SALE:

RESOLUTION: # 02-24-25

LOT # 018 Judy Zeller (Geo. Southworth Estate) to Joe & Gail

Bob Swope made a motion to approve. Seconded by Peter Grant. Motion carried 5 Aye.

RESOLUTION: # 03-24-25

LOT # 122 Karen King & Laura Anderson (Higel Estate) to Donald & Rhoda Hilts

Brian Hutchinson made a motion to approve. Seconded by Peter Grant. Motion carried 5
Aye

RESOLUTION: # 04-24-25

LOT # 239 Joseph Ball to Anthony & Marilu Nerone

Bob Swope made a motion to approve. Seconded by Brian Hutchinson. Motion carried 5
Aye.

RESOLUTION: # 05-24-25

LOT # 241 John Mauk to Glenn Mauk

Peter Grant made a motion to approve. Seconded by Brian Hutchinson. Motion carried 5
Aye.


RESOLUTION: # 06-24-25

LOT # 264 Ann Taylor to Patrick Autin & Kara Schultiz

Brian Hutchinson made a motion to approve. Seconded by Peter Grant. Motion carried 5
Aye.

12. PARK BUSINESS: Next Monthly Board Meeting September 8, 2024.
13. VOLUNTEER COMMITTEE ASSIGNMENTS: Patti announced the clip boards are out for all the committees, take time to please sign up.
14. REQUEST FOR PUBLIC FORUM: Joe Freeman conference camera. Not available.
15. RESIDENTS QUESTIONS OR COMMENTS:
 - Gary Klop lot 248 - available on info on service dogs.
 - Sandie LaBonte lot 019 – Thank you for renewing her contract.
 - Wendy Parsels lot 062 – Directories are available.
16. TOWN HALL TO FOLLOW: NONE
17. ADJOURNMENT: Time at 9:50

Peter Grant made a motion to approve. Seconded by Brian Hutchinson. Motion carried 5
Aye.



Patti Bush, Secretary

FOR THE BOARD OF DIRECTORS ACP-Z

American Condominium Park – Zephyrhills

Treasurer's Report

February 29, 2024

Operating Fund

Beginning balance	Feb 1	2024	\$	128,619.25
Expenditures	February	2024	\$	33,356.59
Deposits	February	2024	\$	22,055.94
Ending Balance	Feb 29	2024	\$	117,318.60

Reserve Fund

Beginning balance	Feb 1	2024	\$	377,929.08
Expenditures	February	2024	\$	0
Deposits	February	2024	\$	9,633.23
Ending Balance	Feb 29	2024	\$	387,562.31

Respectfully submitted,

Brian Hutchinson, Treasurer

American Condominium Park – Zephyrhills

Treasurer's Report

March 31, 2024

Operating Fund

Beginning balance	March 1	2024	\$	117,318.60
Expenditures	March	2024	\$	14,966.88
Deposits	March	2024	\$	23,684.78
Ending Balance	March 31	2024	\$	126,036.50

Reserve Fund

Beginning balance	March 1	2024	\$	387,562.31
Expenditures	March	2024	\$	0
Deposits	March	2024	\$	7,061.00
Ending Balance	March	2024	\$	394,623.31

Respectfully submitted,

Brian Hutchinson, Treasurer