

# AMERICAN CONDOMINIUM PARK-ZEPHYRHILLS AGENDA OF BOARD MEETING

TO: ALL MEMBERS OF THE BOARD OF DIRECTORS

NOTICE is hereby given that a regular meeting of the Board of Directors of American Condominium Park-Zephyrhills will be held at the place, date and hour noted below,

DATE: April 8, 2024  
HOUR: 9:00 A.M.  
PLACE: RECREATION HALL  
PURPOSE: SEE AGENDA AS FOLLOWS:

## AGENDA:

1. CALL TO ORDER:

Pledge of Allegiance to the Flag of the United States of America, followed by a prayer.

2. ROLL CALL: Judy Hehn, President ( ), Peter Grant, Vice-President ( ), Brian Hutchinson, Treasurer ( ), Patti Bush, Secretary ( ), Bob Swope, Asst. Secretary, ( )

3. READING OF MINUTES:

Approval of March 4, 2024, meeting minutes, as posted on the Website and bulletin boards.

4. CORRESPONDENCE: NONE

5. TREASURERS REPORT:

Update on February report.

Update on March report.

Update on reserve percentage amendment report.

Bookkeeper – Judy

6. REPORT OF ASSOCIATION OFFICERS:

Season coming to an end-Dark house form in office.

Hurricane Season.

Yard upkeep while away, cost \$25.

Let the office know your leaving and current info is on file.

Pet owners stop in the office to fill out paperwork for your pet & proper documentation is on file.

Laundry facility-good housekeeping clean out lint screen after use.  
Showers in clubhouse and laundry closed 4/13 at 10:00 AM for power washing.

Gate – Patti

All events need to be scheduled with the Activity Coordinator, Sandie LaBonte, she will info the HOA board.

No Smoking or Vaping in common activity areas, community bldg. or pool area.

Thank you to John Fink, Darwin Grosh, Dennis Quellette and every single one of you that volunteered this year. YOU MAKE OUR PARK WHAT IT IS!!

7. COMMITTEE REPORTS:

J-Rule  
Election  
Budget

8. OLD BUSINESS:

Grease trap in kitchen.  
Lot # 112 Seawall.  
Sauna completed.  
A/C unit in kitchen completed.

9. NEW BUSINESS:

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 overhang covers on windows to match existing covers

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ AYE: \_\_\_\_\_ NAY: \_\_\_\_\_

11. TRANSFER OF SALE:

RESOLUTION: # 02-24-25

LOT: # 018 Judy Zeller (Higel Estate) to Joe & Gail Pinkston

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ AYE: \_\_\_\_\_ NAY: \_\_\_\_\_

RESOLUTION: # 03-24-25

LOT: # 122 Karen King & Laura Anderson to Donald & Rhoda Hilts

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ AYE: \_\_\_\_\_ NAY: \_\_\_\_\_

RESOLUTION: # 04-24-25

LOT: # 239 Joseph Ball to Anthony & Marilu Nerone

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ AYE: \_\_\_\_\_ NAY: \_\_\_\_\_

RESOLUTION: # 05-24-25

LOT: # 241 John Mauk to Glenn Mauk

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ AYE: \_\_\_\_\_ NAY: \_\_\_\_\_

RESOLUTION: # 03-24-25

LOT: # 264 Ann Taylor to Patrick Autin & Kara Schulitz

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ AYE: \_\_\_\_\_ NAY: \_\_\_\_\_

12. PARK BUSINESS: Next Monthly Board Meeting September 9, 2024

13. VOLUNTEER COMMITTEE ASSIGNMENTS:

14. REQUEST FOR PUBLIC FORUM: Joe Freeman conference camera.

15. RESIDENTS QUESTIONS OR COMMENTS:

16. TOWN HALL TO FOLLOW: Starting in 10 minutes.

17. ADJOURNMENT: Time \_\_\_\_\_

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ AYE: \_\_\_\_\_ NAY: \_\_\_\_\_



Patti Bush, Secretary

FOR THE BOARD OF DIRECTORS ACP-Z