

AMERICAN CONDOMINIUM PARK-ZEPHYRHILLS
BOARD MEETING MINUTES
February 12, 2024

CALL TO ORDER:

President, Peter Grant called the meeting to order on Monday at 9:03 AM in the community clubhouse. Peter requested that we stand for the pledge of allegiance and a prayer was offered by Sandi LaBonte.

ROLL CALL:

Secretary Patti Bush conducted roll call with following officers present; President-Peter Grant, Vice President-Judy Hehn, Secretary-Patti Bush and Treasurer-Brian Hutchinson. Absent was Assistant Secretary-Charlie Parsels.

MEETING MINUTES:

A motion was made by Judy Hehn to approve the January 8, 2024 minutes as posted on the website and bulletin boards, and seconded by Brian Hutchinson. Motion was passed by a 4-0 vote.

CORRESPONDENCES: NONE

TREASURERS REPORT: Presented by Brian Hutchinson:

Operating Fund Ending Balance: \$128,619.25 (as of 1/31/2024)

Reserve Fund Ending Balance: \$377,929.08 (as of 1/31/2024)

Motion made by Judy Hehn to approve the treasurers report as presented and posted, seconded by Patti Bush and the motion was passed by a 4-0 vote.

ASSOCIATION OFFICERS:

Vice-President, Judy Hehn, reminded residents about the workshops coming up, J-Rules on February 19th at 6:00 PM, and Budget on February 20th at 6:00 PM. Everyone needs to attend to get questions answered before the March 11th annual meeting to eliminate some questions at the meeting.

Secretary, Patti Bush, reminded residents to update their addresses in the office for all mailings and to let the office know when they are departing or arriving in the park. The office needs this information so if something looks suspicious around your residence it can be handled. Also announced that the By-Law Ballot #10 will not be voted on due to the original ballot wasn't mailed in the second packet for the Annual meeting and per the By-Laws all 307 units need to vote. This ballot will be reissued for the 2025 Annual Meeting.

COMMITTEE REPORTS:

J-Rule Committee – Deb Pontenberg asked that all residents attend the workshop on February 19th to get any questions answered on the J-rule changes before the Annual meeting.

Budget and Finance Committee – Kathy Staver talked on behalf of Linda Whinery also reminding residents to attend the workshop on February 20th to answer any questions on the Budget and Reserve Budget before the Annual meeting.

Election Committee – Kathy Staver stated that the election committee will run the annual election like last year with separate seating for the voters and by standers. Anyone having problems with proxy forms, the committee will explain or try to help fill the form out so everyone’s proxy will be counted this year.

OLD BUSINESS:

Pool Chairs – pool chairs have been received and John Fink is repairing the old chairs with new webbing.

Desktop Computer – was purchased for the Board members use is up and running.

Laptop Computer – was purchased for the Treasurer is up and running.

NEW BUSINESS:

Grease Trap in Kitchen – there is not a grease trap in the kitchen and the pipe under the sink also needs repaired. A quote will be received at a later date.

Lot #118 Seawall – this was corrected to Lot #112 – common ground between resident’s home and the channel has washed away and homeowner wants the park to repair. The board asked the residents for their opinion on this repair. The board will be investigating this further before a decision is made.

A/C unit in Kitchen – we have Bahr’s contracted for A/C and heating, during their maintenance check found the A/C above the kitchen needs repairing.

Sauna – the sauna is intermittently working, and we are having a resident looking into the repairs.

Canopy over the grill – Kathy Staver from the Social Board presented a quote on purchasing a canopy with dimensions. The Social Board will fund under \$2000. This will be put into the 2025 Annual Meeting since it will be erected on common ground.

CONSENT AGENDA:

RESOLUTION: #86-23-24

Lot # 040 Elaine Collins – Enclosing current wall with vinyl windows

Lot # 074 Thomas Pierson – Replace front & back doors w/new doors w/screens

Lot # 093 Antonina Kimera - Adding lattice in carport

Lot # 106 William Enriquez – Attach mesh wire on outside of bricks

Lot # 161 Russell & Mary Ann Nowalk – Replace front windows

Lot # 163 Charlotte Davidson – Replace rubber roof with same

Lot # 287 Gerald Yourich – Replsce & paint (teal) front door w/new door &

storms


TRANSFER OF SALE: NONE

PARK BUSINESS: Next Monthly Board Meeting will be on Monday March 4, 2024 at 9:15 AM. Changed to first Monday of month due to the Annual Meeting on March 11, 2024

VOLUNTEER COMMITTEE ASSIGNMENTS: NONE

TOWN HALL TO FOLLOW: 10 minutes after adjournment.

ADJOURMENT: Motion to adjourn by Patti Bush seconded by Brian Hutchinson. Approved by 4-0 vote. Meeting adjourned at 10:18 AM.

 J

Patti Bush/ Secretary

FOR THE BOARD OF DIRECTORS ACP-Z