

**AMERICAN CONDOMINIUM PARK-ZEPHYRHILLS  
BOARD MEETING AGENDA  
January 13, 2025**

**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:** January 13, 2025  
**HOUR:** 9:00 A.M.  
**PLACE:** RECREATION HALL  
**PURPOSE:** SEE AGENDA AS FOLLOWS

**AGENDA:**

**1. CALL TO ORDER:**

Pledge of Allegiance and Prayer

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

**3. READING OF THE MINUTES:**

Approval of December 9, 2024, meeting minutes, as posted on website and bulletin board.

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ VOTE: \_\_\_\_\_

- 4. CORRESPONDENCE:** Last month

**5. TREASURER REPORT:**

Operating Fund Ending Balance:

Reserve Fund Ending Balance:

Complete Treasurer's report is attached and posted on Website and Bulletin Board.

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ VOTE: \_\_\_\_\_

**6. REPORT OF ASSOCIATION OFFICE:**

Work order/Property Alterations Form

Check In & Out

Three open positions on board/Management Company

Clubhouse keys

Chairs up on table

Fence cleaning  
Clean up after function/breaking down boxes

**7. COMMITTEE REPORTS:**

Budget Committee – Peter Beaulieu  
J-Rule Committee – Deb Pontenberg  
Election Committee – Kathy Staver

**8. OLD BUSINESS:**

Grease Trap  
Ice Machine update  
Kitchen Stove  
Handicap parking/handicap golf cart parking

**9. NEW BUSINESS:**

Pool Quote  
Irrigation Quote  
A-1 Security  
Laundry Room (remove clothes)  
Maintenance Cart usage  
Jan-Pro Cleaning

**10. CONSENT AGENDA:**

RESOLUTION: 22-24-25

Lot # 095 Tony Ceccacci & Annette Postma –Remove 2 windows & add 2 awnings  
Lot # 095 Tony Ceccacci & Annette Postma – Repair roof & clean up defris  
Lot # 175 Sandra Swanson –Replace roof with same  
Lot # 215 Robert Scharmer – Remove & replace roof  
Lot # 265 Ellen Nolan – Replace windows with Hurricane windows  
Lot # 281 Brian Hutchinson – Repair & replace roof  
Lot # 289 Denis Levesque – Repair roof

MOTIONED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ VOTE: \_\_\_\_\_

**11. TRANSFER OF SALE:**

RESOLUTION: 23-24-25

Lot #126 Patricia Pieroni/Theresa Szaronos to James Whipple

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ VOTE: \_\_\_\_\_

**12. PARK BUSINESS:**

Next Monthly Board Meeting will be on Monday February 10, 2025, at 9:00 A.M.

13. **VOLUNTEER COMMITTEE ASSIGNMENTS:** Hurricane Shelter Committee – Joe Freeman

14. **TOWN HALL TO FOLLOW:** Starting 10 minutes after adjournment.

15. **ADJOURNMENT:**

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ VOTE: \_\_\_\_\_



Patti Bush  
Patti Bush  
SECRETARY, BOARD OF DIRECTORS ACP-Z