

**AMERICAN CONDOMINIUM PARK-ZEPHYRHILLS
BOARD MEETING MINUTES
OCTOBER 16, 2024**

1. CALL TO ORDER:

The October 16, 2024 meeting of the board was called to order at 9:05 A.M. by President Judy Hehn, follow by the pledge of allegiance. Sandi LaBonte gave the prayer.

2. ROLL CALL:

Roll call was taken by Secretary Patti Bush. All board members were present.

3. READING OF THE MINUTES:

Bob Swope made motion to approve, seconded by Bob Swope to accept the April 8, 2024 meetings as posted on webpage and bulletin board. Motion carried 5 Ayes

4. CORRESPONDENCE:

Letter was read from Debbie Pontenberg about residence forming a committee to investigate making the community building into a hurricane shelter.

5. TREASURER REPORT:

Operating fund ending Balance: \$113,725.58 (as of September30, 2024)

Reserve Fund Ending Balance: \$487,068.69 (as of September30,2024)

Complete Treasurer's report is attached and posted on website and bulletin board.

Patti Bush made motion to approve, seconded by Bob Swope. Motion carried 5 Ayes

6. REPORT OF ASSOCIATION OFFICE:

Judy Hehn – welcomed back everyone and thanked her summer helpers.

Patti Bush – reminded everyone to make sure all your forms are filed in the office and to check in if you are back in the park and check out if leaving for an extended period.

Bob Swope – reminded residents that the shower by the pool is for rinsing off before and after using the pool not to bath. He also discussed some problems with the company that has been maintaining the pool and we will be looking for new companies to quote us.

Patti Bush – said if it's feasible the back gate would be open for voting but not likely.

Brian Hutchinson – stated due to the problems this summer with office help and computers problems the audit is taking a little longer than normal. It is done but has to be proofed before releasing to the residents

Brian Hutchinson – suggested that when going thru the gate if someone is trying to piggyback you either stop as you go thru or pull over and follow them to see where they are going.

7. COMMITTEE REPORTS: NONE

8. OLD BUSINESS:

Brian stated that the grease trap in the kitchen has not been fixed yet but we will be working on it.

9. NEW BUSINESS:

Andy Miller from Lee Reed Insurance discussed the insurance side of using the community building as a hurricane shelter. He stated that the building not being certified would compromise our insurance coverage and we may not be able to get insurance to cover our property. He also stated that our insurance does not cover the damage to the fence. After answering several questions Patti then read the letters from Anne Malley (attorney) stating that in her opinion unless and until the Association obtains certification from the Red Cross or Fema, and the building is up to code, the Association would be potentially liable, release or not for the unauthorized use of the clubhouse as a shelter.

10. CONSENT AGENDA:

RESOLUTION: 07-24-25

Lot #086 Cathy Carrick – Revise decorative faced of carport.

Lot#041 Julie Knox – Repair seawall.

Lot #066 Ken Mahota – Changing windows.

Lot #123 Mike & LuAnn Skaggs - Squaring off concrete on back of lot.

Lot #138 Gerald Novak – Construct a 5x4x30 inch wooden shed.

Bob Swope made motion to approve, seconded by Brian Hutchinson. Motion carried 5 Ayes.

11. TRANSFER OF SALE:

RESOLUTION: 08-24-25

Lot #123 Donald & Carmen Kinser to Michael & LuAnn Skaggs

Judy Hehn made motion to approve, seconded by Bob Swope. Motion carried 5 Ayes.

RESOLUTION: 09-24-25

Lot #068 April Kane to Megumi Seki

Bob Swope made motion to approve, seconded by Brian Hutchinson. Motion carried 5 Ayes.

RESOLUTION: 10-24-25

Lot #079 Judith & Ken Siegrist to Debbie Baker

Brian Hutchinson made a motion to approve, seconded by Bob Swope. Motion carried 5 Ayes.

RESOLUTION: 11-24-25

Lot #064 Larry & Marcia Blankenship to Christopher Revie

Bob Swope made a motion to approve, seconded by Brian Hutchinson. Motion carried 5 Ayes.

RESOLUTION: 12-24-25

Lot #158 Bruce Vincent to Bob & Karen Burnett

Brian Hutchinson made motion to approve, seconded by Bob Swope. Motion carried 5 Ayes.

12. PARK BUSINESS:

Next Monthly Board meeting will ge on Monday November 11, 2024, at 9:00 A.M.

13. VOLUNTEER COMMITTEE ASSIGNMENTS:

Joe Freeman volunteered for a Hurricane Shelter feasibility; a sign-up sheet will be put up.

14. TOWNHALL TO FOLLOW:

15. ADJOURNMENT:

Patti Bush made motion to approve, seconded by Brian Hutchinson. Motion carried 5 Ayes.

Patti Bush

FOR THE BOARD OF DIRECTORS ACP-Z