

**AMERICAN CONDOMINUM PARK-ZEPHYRHILLS
BOARD MEETING AGENDA
DECEMBER 8, 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: DECEMBER 8, 2025
HOUR: 9:00 AM
PLACE: RECREATION HALL
PURPOSE: SEE AGENDA AS FOLLOWS

AGENDA:

1. CALL TO ORDER:

Pledge of Allegiance and Prayer

2. ROLL CALL: Brian Hutchinson – President (), Bob Swope – Vice President (), Linda Grosh - Treasurer (), Patti Bush – Secretary (), Debbie Pontenberg – Asst. Secretary ()

3. READING OF THE MINUTES:

Approval of November 10, 2025, meeting minutes, as posted on website and bulletin board.

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

4. CORRESPONDENCE: NONE

5. TREASURER REPORT:

Operating Fund Ending Balance:

Reserve Fund Ending Balance:

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

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

6. REPORT OF ASSOCIATION OFFICE:

Golf cart/maintenance cart donation
ACH/HOA payments OZK Bank
Credit and background checks
Checking in and out
Chairs/table pads
ADA door opener

7. COMMITTEE REPORTS:

Budget Committee – Peter Beaulieu
Election Committee – Kathy Staver
Building and Grounds Committee – Peter Grant
J-Rule Committee –
Resolution: 28-25-26

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

8. OLD BUSINESS:

Plumbing update- Women's bathrooms
Electrical Update/LED Clubhouse still pending
Computers -Windows 11 Update/changeout

9. NEW BUSINESS:

Front gate/Entry system update
BIDS Update: Painting Clubhouse/buildings, Cement work, Tennis Courts

10. CONSENT AGENDA:

RESOLUTION: 29-25-26

Lot # 294 - Carl Peterman- Replace 3 windows on carport & shed areas
Lot # 192 - Rona & Al Fletcher – Remove existing concrete from lot
Lot # 235 - Marilyn & Larry Forbes – Installing a lift porch area
Lot # 243 – Tom Davis – Replace A/C with same size
Lot # 305 - Penny Demi – Install two small A/C
Lot # 170 - Douglas Darling – Concrete flatwork for parking installed
Lot # 276 – Douglas Pease – Install new A/C
Lot # 248 - Gary Klop – Replace lattice & curtains & Install new A/C

MOTIONED BY: _____ SECONDED BY: _____ VOTE: _____

11. TRANSFER OF SALE:

NONE

12. PARK BUSINESS:

Next Monthly Board Meeting will be on Monday January 12, 2026, at 9:00 A.M.

13. VOLUNTEER COMMITTEE ASSIGNMENTS:

14. COMMENTS AND QUESTIONS FROM RESIDENTS:

15. ADJOURNMENT:

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

Patti Bush SECRETARY & Debbie Pontenberg, Assistant Secretary
BOARD OF DIRECTORS ACP-Z

