

**AMERICAN CONDOMINIUM PARK-ZEPHYRHILLS  
BOARD MEETING AGENDA  
MARCH 3, 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.

<b>DATE:</b>	March 3, 2025
<b>HOUR:</b>	9:00 AM
<b>PLACE:</b>	RECREATION HALL
<b>PURPOSE:</b>	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 February 10, 2025, meeting minutes, as posted on website and bulletin board.

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

**4. CORRESPONDENCE:**

**5. TREASURER REPORT:**

Operating Fund Ending Balance:

Reserve Fund Ending Balance:

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

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

**6. REPORT OF ASSOCIATION OFFICE:**

Check In & Out

Clubhouse keys – sign up

Only golf carts with handicap stickers can park in handicap spots

Judy

Peter

**7. COMMITTEE REPORTS:**

Budget Committee – Peter Beaulieu

J-Rule Committee – Deb Pontenberg

8. **OLD BUSINESS:** Kitchen Stove  
Irrigation

9. **NEW BUSINESS:** Office entry

10. **CONSENT AGENDA:**

RESOLUTION: 26-24-25

Lot # 015 Dennis Sireen – repair carport roof

Lot # 043 Wayne Weagle – roof and leak repairs

Lot # 056 Robert & Kandy Sprung – replace damaged TPO roof

Lot # 102 Gary & Maria Coates – Secure carport with straps

Lot # 161 Russell & Maryann Nowalk – repair storm damage on back of home

Lot # 254 Thomas Wonderly – Repair shed damaged by hurricane

Lot # 294 Carl Peterman – install lattice on carport

Lot # 301 Donald Reminton – replace 4 windows same size

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

11. **TRANSFER OF SALE:**

RESOLUTION: 27-24-25

Lot # 166 Ronald & Carol Dubeau to Alan & Ellen Frey

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

12. **PARK BUSINESS:**

Next Monthly Board Meeting will be on Monday April 14, 2025, at 9:00 A.M.

13. **VOLUNTEER COMMITTEE ASSIGNMENTS:** Zephyrhills AE Flood Zone – no Hurricane Shelter

14. **COMMENTS AND QUESTIONS FROM RESIDENTS:**

15. **ADJOURNMENT:**

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



Patti Bush

SECRETARY, BOARD OF DIRECTORS ACP-Z