

AMERICAN CONDOMINIUM PARK-ZEPHYRHILLS
BOARD MEETING MINUTES
July 14, 2025

1. CALL TO ORDER:

The July 14, 2025, meeting of the board was called to order at 9:00 A.M. by Vice President Bob Swope, followed by the pledge of allegiance. Peggy Welch gave the prayer.

2. ROLL CALL:

Roll call was taken by Assistant Secretary Debbie Pontenberg. Board members Bob Swope and Debbie Pontenberg were the only Board members present.

After roll call, Debbie made a motion to adjourn the meeting and hold all Park business until the September 8, 2025 meeting due to a lack of quorum. Bob Swope seconded the motion. Motion carried.

Meeting was adjourned at 9:07am.

A short Town Hall meeting was held with the owners present in the clubhouse.

3. READING OF THE MINUTES:

Postponed until September 8, 2025 HOA meeting.

4. CORRESPONDENCE:

5. TREASURER REPORT:

REPORT OF ASSOCIATION OFFICE:

6. COMMITTEE REPORTS:

Budget Committee –
J-Rule Committee –
Election Committee –

7. OLD BUSINESS:

Peter Grant –
Briam Hutchinson –

8. NEW BUSINESS

9. CONSENT AGENDA:

RESOLUTION: 22-25-26

- Lot # 233- Marcia O'Donnell- Replace roof (hurricane damage)
- Lot # 266- Wayne Moore – Replace existing A/C
- Lot # 061- Bonnie Paul – Replace Roof (hurricane Milton damage)
- Lot # 233- Marcia O'Donnell- new Water Heater & bring plumbing to code
- Lot # 138- Gerry Novak – Replace back stairs with Electric Chair Lift ADA
- Lot # 060- Gloria Gustafson – Replace A/C System
- Lot # 088- Lynn & Harold Gerard- Replace Old windows w/hurricane windows
- Lot # 126- James Whipple- Install cover over front porch 6'2" X 19'
- Lot #018- Joe & Gail Pinkston – Install gutters

10. TRANSFER OF SALE:

RESOLUTION: 23-25-26

- Lot #096 LeRoy & Linda Congdon to Patricia Purdes

11. PARK BUSINESS:

Next Monthly Board meeting will be on Monday September 8, 2025 at 9:00 A.M.

12. VOLUNTEER COMMITTEE ASSIGNMENTS:

Zephyrhills is in an AE Flood Zone – no Hurricane Shelter

13. COMMENTS AND QUESTIONS FROM RESIDENTS:

14. ADJOURNMENT:

Debbie Pontenberg made motion to adjourn at 9:07 AM, Seconded by Bob Swope. Motion carried 2 Ayes.



Debbie J Pontenberg

FOR THE BOARD OF DIRECTORS ACP-Z