

**AMERICAN CONDOMINIUM PARK-ZEPHYRHILLS  
BOARD MEETING AGENDA  
APRIL 14, 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:** April 14, 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 ( ), Deb Pontenberg – Asst. Secretary ( )

**3. READING OF THE MINUTES:**

Approval of March 3, 2025, meeting minutes, as posted on website and bulletin board.

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

**4. CORRESPONDENCE:** Twin Rocks Land Co.

**5. TREASURER REPORT:**

Operating Fund Ending Balance:(Feb)

Reserve Fund Ending Balance:(Feb)

Operating Fund Ending Balance:(Mar)

Reserve Fund Ending Balance:(Mar)

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

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

**6. REPORT OF ASSOCIATION OFFICE:**

Check Out

Clubhouse keys – sign up

Hurricane Season

Summer Yard Care  
Thank you to all volunteers  
Violations

**7. COMMITTEE REPORTS:**

Resolution # 13-25-26

Budget Committee

MOTION BY:                      SECONDED:                      VOTE:

Resolution # 14-25-26

J-Rule Committee

MOTION BY:                      SECONDED:                      VOTE;

Resolution # 15-25-26

Election Committee

MOTION BY:                      SECONDED:                      VOTE:

Resolution # 16-25-26

Building and Grounds Committee

MOTION BY:                      SECONDED:                      VOTE:

Resolution # 17-25-26

Greivance Committee

MOTION BY:                      SECONDED:                      VOTE:

**8. OLD BUSINESS:**

- 9. NEW BUSINESS:**
- Pool Resurfacing Quote
  - Office renovation (Freedman's)
  - Water heater in club house
  - Gate Keys
  - Corn Hole
  - Beautification 2 yr plan

**10. CONSENT AGENDA:**

RESOLUTION: 18-25-26

Lot # 055 - Robert Bartok – new rubber roof

Lot # 123 – Mike Skaggs – installing 15' x 35' carport

Lot # 175 – Sandra Swanson – replace vinyl siding & downspouts-same color

Lot # 225 – James Lowe – install new roof

Lot # 248 – Judy Klop – replace 3 windows

Lot # 296 – Wanda Metzger – install new AC system

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

**11. TRANSFER OF SALE:**

RESOLUTION: 19-25-26

Lot # 141 Bernie Lahickey to William & Teresa Chrobak-Prince

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

RESOLUTION: 20-25-26

Lot # 275 Thomas Shields to Donald & Georgia Sellers

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

RESOLUTION: 21-25-26

Lot # 296 Sonia Renner to Wanda Metzger (inherited)

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

**12. PARK BUSINESS:**

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

**13. VOLUNTEER COMMITTEE ASSIGNMENTS:**

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

Request to speak: Camella A Brown Lot 178 :

**15. ADJOURNMENT:**

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



Debbie J Pontenberg ASST. SECRETARY, BOARD OF DIRECTORS ACP-Z