

**AMERICAN CONDOMINIUM PARK-ZEPHYRHILLS**  
**AGENDA OF BOARD MEETING**

**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 noted date, hour and below.

**DATE:** October 16th, 2024  
**HOUR:** 9:00 A.M.  
**PLACE:** RECREATION HALL  
**PURPOSE:** SEE AGENDA AS FOLLOWS:

**AGENDA;**

**1. CALL TO ORDER:**

Prayer and Pledge of Allegiance to the Flag of the United States of America

**2. ROLL CALL:** Judy Hehn – President ( ), Peter Grant -Vice President ( ),  
Brian Hutchinson -Treasurer ( ), Patti Bush – Secretary ( ),  
Bob Swope - Asst. Sec. ( )

**3. READING OF MINUTES:** Approval of April 8th, 2024, meeting minutes.  
As posted on website and bulletin boards.

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

**4. CORRESPONDENCE:** Deb Pontenberg

**5. TREASURERS REPORT:**

Operating Fund Ending Balance:

Reserve Fund Ending Balance:

Complete Treasurer's Report is attached and posted on Website and Bulletin Board.

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

**6. REPORT OF ASSOCIATION OFFICE:**

Welcome back; Thank you; Office Forms; Check in & out; Outdoor; Shower by the pool;  
Pool Quote; Back gate open for voting. Taxes

**7. COMMITTEE REPORTS:**

None

**8. OLD BUSINESS:** Grease Trap in Kitchen

**9. NEW BUSINESS:** Insurance Update from Lee Reed w/ Lawyer's Advisement

**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 5 x 4 x 30 in wooden shed.**

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

**11. TRANSFER OF SALE:**

**RESOLUTION: #08-24-25**

**LOT # 123 Donald & Carmen Kinser to Michael & LuAnn Skaggs**

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

**RESOLUTION: #09-24-25**

**LOT # 068 April Kane to Megumi Seki**

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

**RESOLUTION: #10-24-25**

**LOT # 079 Judith & Ken Siegrist to Debbie Baker**

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

**RESOLUTION: #11-24-25**

**LOT # 064 Larry & Marcia Blankenship to Christopher Revie**

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

**RESOLUTION: #12-24-25**

**LOT # 158 Bruce Vincent to Bob & Karen Burnett**

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

**12. PARK BUSINESS:**

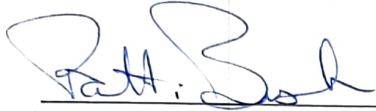
Next Monthly Board Meeting will be on Monday November 11th, 2024, at 9:00am.

**13. VOLUNTEER COMMITTEE ASSIGNMENTS:**

**14. TOWN HALL TO FOLLOW:** starting 10 minutes after adjournment

**15. ADJOURNMENT:**

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



\_\_\_\_\_  
Patti Bush, Secretary  
FOR THE BOARD OF DIRECTORS ACPZ

**There may be additions to the agenda due to the storm**