

**AMERICAN CONDOMINIUM PARK-ZEPHYRHILLS
BOARD MEETING AGENDA
SEPTEMBER 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:	SEPTEMBER 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 April 14, 2025, meeting minutes, as posted on website and bulletin board.

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

4. CORRESPONDENCE: _____

5. TREASURER REPORT:

Operating Fund Ending Balance:(April-August)

Reserve Fund Ending Balance:(April-August)

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

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

6. REPORT OF ASSOCIATION OFFICE:

Hurricane Season

Pool/Spa heaters repair

Coverall Floors Cleaning 9/12-9/14/25

Spectrum to Frontier Internet/Phone

Sod (vs) Grass Seed

HOA fee payment options

7. COMMITTEE REPORTS:

8. OLD BUSINESS:

Pool Resurfacing
Office renovation/furniture
Irrigation Sprinkler System updated
Beautification 2 year plan Items 5 & 7
Water Heater Ladies room

9. NEW BUSINESS:

ADA (Handicap door opener)-Clubhouse
A1 Security Camera Update-Expansion
Plumbing updates/Bids
Electrical Update/Reese Electric 4 locations
Roofing Replacement/Reese Electric 4 locations

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

10. CONSENT AGENDA:

RESOLUTION: 22-25-26

- 13 Lot # 018 - Joe & Gail Pinkston – Install gutters
Lot # 060 – Gloria Gustafson – Replace A/C system
Lot # 061 – Bonnie Paul – Replace Roof (hurricane damage)
Lot # 088 - Lynn & Harold Gerard – Replace Old windows w/hurricane windows
Lot # 096 – Patricia Purdes – Add 100% Propane tank on property
Lot # 096 – Patricia Purdes – Install woodshed rear of the lot
Lot # 126 – James Whipple – Install cover over front porch 6’2” X 19’
Lot # 138 – Gerry Novak – Replace back stairs with Electric Chair Lift (ADA)
Lot # 233 – Marcia O’Donnell -new Water Heater & bring plumbing to code
Lot # 233 – Marcia O’Donnell –Replace roof (hurricane damage)
Lot # 266 – Wayne Moore – Replace existing A/C

MOTIONED BY: _____ SECONDED BY: _____ VOTE: _____

11. TRANSFER OF SALE:

RESOLUTION: 23-25-26

Lot # 096 LeRoy and Linda Congdon to Patricia Purdes

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

12. PARK BUSINESS:

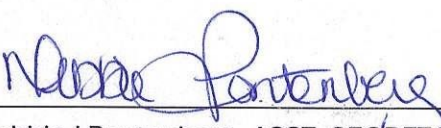
Next Monthly Board Meeting will be on Monday October 13, 2025, at 9:00 A.M.

13. VOLUNTEER COMMITTEE ASSIGNMENTS:

14. COMMENTS AND QUESTIONS FROM RESIDENTS:

15. ADJOURNMENT:

MOTION BY: _____ SECONDED BY: _____ VOTE: _____



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