

**AMERICAN CONDOMINIUM PARK-ZEPHYRHILLS
BOARD MEETING AGENDA
NOVEMBER 10, 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:	NOVEMBER 10, 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 October 13, 2025, meeting minutes, as posted on website and bulletin board.

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

- 4. CORRESPONDENCE:** NONE

5. TREASURER REPORT:

Operating Fund Ending Balance:

Reserve Fund Ending Balance:

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

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

Linda to discuss the ACH banking of HOA fees

6. REPORT OF ASSOCIATION OFFICE:

Park Permits/conformity to Park J-Rules

Leasing/management companies

Credit and background checks

Checking in and out

Spending of reserve monies

Chairs/table pads

Gate/Sign

7. COMMITTEE REPORTS:

Budget Committee – Peter Beaulieu
J-Rule Committee – Peter Grant
Election Committee – Kathy Staver
Building and Grounds Committee – Jack Hayworth and Matt Getchell
Resolution 25-25-26

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

8. OLD BUSINESS:

Plumbing updates/Bids
Electrical Update/LED Clubhouse still pending

9. NEW BUSINESS:

Computers

10. CONSENT AGENDA:

RESOLUTION: 26-25-26

Lot # 098 - Charles Burton – Add 20 ft ramp
Lot # 092 – Darwin & Linda Grosh – Replace sliding door and entry door
Lot # 294 – Carl Peterman – Replace air conditioner
Lot # 298 – Jewell Fitch - Replace air conditioner

MOTIONED BY: _____ SECONDED BY: _____ VOTE: _____

11. TRANSFER OF SALE:

RESOLUTION : 27-25-26

Lot # 192 - Gloria Ogden to Allen & Rona Fletcher

12. PARK BUSINESS:

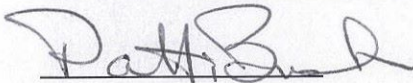
Next Monthly Board Meeting will be on Monday December 8, 2025, at 9:00 A.M.

13. VOLUNTEER COMMITTEE ASSIGNMENTS:

14. COMMENTS AND QUESTIONS FROM RESIDENTS:

15. ADJOURNMENT:

MOTION BY: _____ SECONDED BY: _____ VOTE: _____



Patti Bush SECRETARY
BOARD OF DIRECTORS ACP-Z