

AMERICAN CONDOMINIUM PARK-ZEPHYRHILLS
BOARD MEETING MINUTES
March 4, 2024

CALL TO ORDER:

President, Peter Grant called the meeting to order on Monday at 9:08 AM in the community clubhouse. Peter requested that we stand for the pledge of allegiance and a prayer was offered by Sandi LaBonte.

ROLL CALL:

Secretary Patti Bush conducted roll call with following officers present; President-Peter Grant, Vice President-Judy Hehn, Secretary-Patti Bush and Treasurer-Brian Hutchinson, Asst. Secretary-Charlie Parsels.

MEETING MINUTES:

A motion was made by Patti Bush to approve the February 12, 2024 minutes as posted on the website and bulletin boards, seconded by Charlie Parsels. Motion passed by a 5 Yes

CORRESPONDENCES: NONE

TREASURERS REPORT: Presented by Brian Hutchinson:

Operating Fund Ending Balance: \$121,592.28 (as of 2/29/2024)

Reserve Fund Ending Balance: \$387,562.31 (as of 2/29/2024)

The M & M Fund was not available for this report.

Motion made by Charlie Parsels to approve the treasurers report as presented and posted, seconded by Patti Bush and the motion passed by a 5 Yes.

REPORT OF ASSOCIATION OFFICERS:

Secretary, Patti Bush and Vice-President, Judy Hehn, reminded residents at the annual meeting there will be a quite time between votes to aid in the counting of the ballots, also reminded owners to update their addresses in the office for all mailings and to let the office know when a resident is departing or arriving in the park. If work is being done on your home, make sure you have liability insurance in case an accident happens or hire a contractor that has liability insurance.

COMMITTEE REPORTS:

J-Rule Committee – Patti Bush explained that all ballots will be in color not black and white.

Budget and Finance Committee –Linda Whinery stated that if there are any questions on the budget or reserves before the annual meeting contact her for answers.

Election Committee – Kathy Staver stated that the election committee will be setting up the seating on Sunday the 10th at 1:00 PM for Monday mornings meeting and any help would be appreciated.

OLD BUSINESS:

Grease Trap in Kitchen – Peter has contacted 3 plumbers and no quotes received so far.
Lot #112 Seawall – haven't made a decision on how to approach this yet.
A/C unit in Kitchen – they are replacing the A/C today.
Sauna – switch has frozen up and no parts are available due to age, it also does not meet the current codes and to replace the switch box it would be \$2480 per quote. Being an amenity, a decision will have to be made.

NEW BUSINESS: NONE

CONSENT AGENDA:

RESOLUTION: #87-23-24

- Lot # 097 Therese Jackson – Replace 2 windows same size.
- Lot # 148 Carmen Kinser – Put in concrete border.
- Lot # 175 Sandra Swanson – Replaced windows same size.
- Lot # 281 Brian Hutchinson – Enclose breezeway w/door on front.

Motion made by Charlie Parsels to approve, seconded by Judy Hehn. Motion passed by 4 Yes
Brian Hutchinson abstained.

TRANSFER OF SALE:

RESOLUTION #88-23-24

Lot # 229 Julia & Marcus Woodall to Bonnie King & Jerry Westbrooks

Motion made by Charlie Parsels, seconded by Judy Hehn. Motion passed by 5 Yes

PARK BUSINESS: Next Monthly Board Meeting will be on Monday April 8, 2024 at 9:00AM.

VOLUNTEER COMMITTEE ASSIGNMENTS: NONE

Peter thanked Charlie for his work on the Board for the past 4 years.

TOWN HALL TO FOLLOW: 5 minutes after adjournment.

ADJOURNMENT:

Motion to adjourn by Charlie Parsels, seconded by Brian Hutchinson. Approved by 5
Yes. Meeting adjourned at 9:32 AM.



Patti Bush/ Secretary

FOR THE BOARD OF DIRECTORS ACP-Z

American Condominium Park – Zephyrhills

Treasurer's Report

February 29, 2024

Operating Fund

Beginning balance	Feb 1	2024	\$ 128,619.25
Expenditures	February	2024	\$ 29,712.43
Deposits	February	2024	\$ 22,685.46
Ending Balance	Feb 29	2024	\$ 121,592.28

Reserve Fund

Beginning balance	Feb 1	2024	\$ 377,929.08
Expenditures	February	2024	\$ 0
Deposits	February	2024	\$ 9,633.23
Ending Balance	Feb 29	2024	\$ 387,562.31

Respectfully submitted,

Brian Hutchinson, Treasurer