

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: February 12th, 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: Peter Grant – President (), Judy Hehn -Vice President (),
Brian Hutchinson -Treasurer (), Patti Bush – Secretary (),
Charlie Parsels - Asst. Sec. ()

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

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

4. CORRESPONDENCE:

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:

President –

VP – Dates for Workshops – J-Rules February 19th – Budget February 20th – both at 6pm

Secretary – Updating addresses in office & Notification of your arrival & departure.

7. COMMITTEE REPORTS:

J-Rule Committee

Finance & Budget Committee

Election Committee

8. **OLD BUSINESS:** Pool Chairs
Purchase new desktop computer for Board of Directors.
Purchase new laptop for HOA Board of Directors treasurer.

9. **NEW BUSINESS:** Grease Trap Requirement in Kitchen
Lot # 118 – Seawall
A/C unit in the Kitchen
Working on report that the Sauna works intermittently.
Canopy over grill

10. **CONSENT AGENDA:**

RESOLUTION: # 86-23-24

Lot # 040 Elaine Collins – Enclosing current wall with vinyl windows

Lot # 074 Thomas Pierson – Replace front & back doors w/new door w/screens

Lot # 093 Antonina Kimera – Adding lattice in carport

Lot # 106 William Enriquez – Attach mesh wire on outside of bricks

Lot # 161 Russell & Mary Ann Nowalk – Replace front windows

Lot # 163 Charlotte Davidson – Replace rubber roof with same

Lot # 287 Gerald Yourich – Replace and paint (teal) front door w/new door & storm,

MOTION BY: _____ SECONDED: _____ VOTE: _____

11. **TRANSFER OF SALE: NONE**

12. **PARK BUSINESS:**

Next Monthly Board Meeting will be on Monday March 4th, 2024 at 9:15am. Notice the change of date and time.

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