



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING MINUTES  
August 19<sup>th</sup>, 2020 (Remote)**

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**Meeting called to order by Mike Pawielski at 4:00 pm**

**Determination of quorum:**

Mike Pawielski verified quorum

**Board Members in Attendance:**

Mike Pawielski – President  
Ron Bendell – Vice President  
John Lines – Treasurer  
Patty Stanton – Secretary  
David Cabell – Director

**Management in Attendance:**

Adam Radler – General Manager/KW

**Prior Meeting Minutes Approval:**

John Lines motioned to approve July 22<sup>nd</sup>, 2020 Minutes. Patty Stanton Seconds the motion. All in favor – the motion passed unanimously.

**Member Speaking Time Related to the Agenda:**

No members spoke.

**Reports:**

**President** – Mike Pawielski

**Treasurer** – John Lines

**General Manager** – Adam Radler – Chef Mark has done his research for the kitchen renovation project. DBPR has come back to say that we are not allowed to serve any food whatsoever.

**Committee**

**Finance** – John Lines: has been in contact through email with drafts of the financial statement and keeping the committee informed on the 2021 budget.

**Maintenance** – David Cabell: maintenance items have been tracked since October of 2019. The committee has saved the members approximately \$143,000. Mike Buechlein, John Lines, Jim Heether, Dan Schmidt, and others have saved the association a lot of money through their volunteer efforts.

**Tennis** – Tennis has not met

**Social** – Patty Stanton: Social Committee will meet next week with some members that are interested in joining. Committee has been gathering input. Plans are still being put together that are flexible for Covid-19. The budget for the committee has been increased for next year.



**Cable** – Ron Bendell: Attended a quarterly meeting where Hotwire presented. All standards are exceeded from what they are contractually obligated. Calling campaign to take place in September for members that have not signed up with Hotwire.

**DRC** – Ron Bendell: 5 applications were submitted. All 5 were approved, with 2 being conditional. Kathleen Palaia is the new chairperson. She has been reviewing applicants. John Lines motioned to approve 3 new members to the DRC. Ron Bendell seconded the motion. All in favor – the motion passed unanimously.

**Smoking Section** – Adam Radler: The smoking section has moved as of Monday. The landscaping portion was completed last week. A divider was installed. No complaints or pushback.

**Update on Cabinet/Counter Project** – Adam Radler: The cabinet in the ice cream parlor has been installed on Friday. Some damage did occur to the wall. The vendor will fix the damage. The tabletop in the member services area is in, and the countertop tomorrow.

**Update on drainage project** – Adam Radler: the landscapers were out today. Remaining work to commence Monday.

**Discussion on current operations during Covid-19** – Adam Radler: nothing to add. Florida positivity rate continues to fall. Same restrictions for capacity indoors.

#### **New Business:**

**Flooring Quotes** – John Lines motioned to approve bid from Gorilla Garage for \$17,000 to re-epoxy what used to be the old card room, the kitchen, Pub/Bar floor, and the room between the card room and the kitchen. Ron Bendell seconded the motion. All in favor – the motion passed unanimously.

**Final quantities needed for Chaise Lounges, Side Tables, and Umbrellas** – Adam Radler: On hold for now until we can have the board out to see the situation.

**Canopy Quotes** – John Lines motioned to approve the quote from Naples Awning for \$12,800. David Cabell seconded the motion. All in favor – the motion passed unanimously.

**Budget Workshop and Budget Adoption Dates** – Board choose 4:00pm on the 24<sup>th</sup> of September. October 21<sup>st</sup> at 4:00pm for budget adoption meeting.

#### **Member Speaking –**

Member: Why original smoking area is missing all of the chairs. Adam explained that this was to give an obvious change has happened to the smoking area. More cost-efficient ice cream options need to be investigated. The theater should have a more friendly statement on the theater for the cancellation of movies during Covid-19.



Member: The Master appears to have a lot of extra assets in the budget. Would the Master think about lowering the fees? John Lines gave a response explaining how they will investigate the savings of this past year.

**Schedule Next Meeting:**

September 23<sup>rd</sup> 4:00pm Master Board Meeting

**Adjournment:**

Ron Bendell motioned to adjourn the meeting. Dave Cabell seconded the motion. All in favor – motion passed unanimously.

**Minutes thoughtfully submitted**

By: Adam Radler, LCAM, General Manager

On behalf of the Board of Directors

*Patricia Stanton*  
Patricia Stanton (Sep 30, 2020 10:38 EDT)






# Aug Minutes

Final Audit Report

2020-09-30

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-  Document created by Adam Radler (paseoadmin@kwpmc.com)  
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