



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
December 15th, 2021**

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

Proof of notice:

Adam Radler verified proof of notice.

Determination of quorum:

Mike Pawielski verified a quorum of five in attendance.

Board Members in Attendance:

Mike Pawielski – President
Ron Bendell – Vice President
John Lines – Treasurer
Dave Cabell - Secretary
Lynda Adler – Director

Management in Attendance:

Adam Radler – General Manager/KW
Brandon Watchowski – Admin

Approval of Prior Meeting Minutes: November 17th, 2021. John Lines motioned to approve meeting minutes with the header reading November. Dave Cabell seconded the motion. All in favor – The motion passed unanimously.

Member speaking time related to agenda items:

Member – Thanked the board for moving forward with a new Pickleball Court.

Reports

- a. President: Mike Pawielski. Updated the audience that the Master Association does not have governance over the CDD
- b. Treasurer: John Lines spoke and gave summary
- c. General Managers: Adam Radler spoke. Gave the board and audience direction on what to expect next for the annual membership meeting. Meet the candidates night to be January 4th.



d. Committee Reports

- a. Landscape Committee: Dave Cabell gave an update. Mulch has been placed, trees trimmed at bocce, up lighting installed, and a new member has joined the committee.
- b. Maintenance Committee: Dave Cabell gave an update. 23 items completed, with 25 left outstanding. Slides provided during video.
- c. DRC Committee: DRC had 6 submissions this month. All were approved with no issues.
- d. Hotwire Committee: Ron Bendell gave an update. Record pixelation on DVR when it happens, and then call for service afterwards.
- e. Pickleball Committee: Lynda Adler Gave a small update. Discussion had about another pickleball coach
- f. Joint Committee: Lynda Adler gave full update. The committee wanted the master association to authorize KW to gather information among the community for hog related information. Mike Pawielski did not want the Master Association to allocate resources for this project. Condo association would not benefit.

Old Business:

- a. Long term Bistro Revamp – Lynda Adler gave a presentation. Gathered an architect from Naples. After the presentation, the board had a discussion on long term goals of this revamp. To continue having conversations to lead towards a decision in the upcoming board meetings.

Member Speaking Time:

Video for reference.

Member spoke on pub refining. How do we persuade people to come in?

Member spoke about the Bistro revamp costs. Also touched on how the hogs only affect 5% of the community

Member spoke on the hog situation. The situation should be presented to the government officials who will be holding a meeting. Question was asked about new remotes with backlighting from hotwire. Coming in 2022.



Member stated that we do not need 3 eating facilities. Board responded that we can only ever run two at once.

Member stated that a lot of the membership does not want the pub to be fine dining, and to be more casual.

Upcoming Meeting: Board meeting to be held January 19th at 4:00pm

Adjournment:

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

David Cabell

David Cabell (Jan 21, 2022 10:29 EST)

Minutes thoughtfully submitted

By: Adam Radler, LCAM, General Manager

On behalf of the Board of Directors






December 15th 2021 meeting minutes Final

Final Audit Report

2022-01-21

Created:	2022-01-21
By:	Adam Radler (paseoadmin@kwpmc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1-zj_OkLugslpYObr_Fw7Hs94_4mlkc9

"December 15th 2021 meeting minutes Final" History

-  Document created by Adam Radler (paseoadmin@kwpmc.com)
2022-01-21 - 2:32:07 PM GMT- IP address: 8.14.63.250
-  Document emailed to David Cabell (cabelldw@comcast.net) for signature
2022-01-21 - 2:32:47 PM GMT
-  Email viewed by David Cabell (cabelldw@comcast.net)
2022-01-21 - 3:29:03 PM GMT- IP address: 134.56.238.158
-  Document e-signed by David Cabell (cabelldw@comcast.net)
Signature Date: 2022-01-21 - 3:29:30 PM GMT - Time Source: server- IP address: 134.56.238.158
-  Agreement completed.
2022-01-21 - 3:29:30 PM GMT