



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
February 15th, 2023**

Meeting called to order by Ron Bendell at 4:00 pm

Proof of notice:

Rosa Nieves verified proof of notice.

Determination of quorum:

Ron Bendell verified a quorum of 4/4 in attendance.

Board Members in Attendance:

Ron Bendell – Vice President
John Lines – Treasurer
Travis Otto – Secretary
Mike Pawielski - Director

Management in Attendance:

Rosa Nieves – General Manager
Brandon Watchowski – Administrative Assistant

Approval of meeting minutes from January 17th 2023:

John lines motioned to dispense reading the draft minutes and approve as written. Mike Pawielski seconded. All in favor – the motion passed unanimously.

Member comments related to Agenda Items:

A very lengthy member speaking time took place. Please review video for context to this area.

Reports:

- A. President::** Ron Bendell thanked membership for their participation. Discussion of the Tiki project. Found that projects had not been permitted. Concerns that this could lead to someone getting hurt and lawsuits.
Ron Bendell motioned that no maintenance project greater than \$1,500 can be started without board approval unless it is an emergency. Emergency maintenance can move forward if there is a signature of two board officers. All these maintenance expenses must be reported separately at the next board meeting. John Lines seconded the motion. Discussion about the general manager's



\$10,000 expenses was brought to question. This amount would be covered up to the \$1500 under these rules. All in favor – the motion passed unanimously.

B. Treasurer: John Lines went over the current standing of the association.

C. General Manager: Rosa Nieves gave a quick update. The first month was spent meeting with committees, Board Member, and Residents to get a perception of what Paseo is looking for.

D. Committees:

Technology Committee – John Lines motioned to add Matt Galligan to the technology committee. Mike Pawielski seconded the motion. All in favor – the motion passed unanimously.

DRC – John Lines motioned to add Matt Galligan to the DRC. Ron Bendell seconded the motion. All in favor – the motion passed unanimously.

George Allen (Chairman of the DRC) gave an update regarding the DRC Guidelines. The guidelines have been modified for the board to review and give consideration for adoption to the Master Association.

Maintenance – John Lines gave an update regarding hurricane Ian. One outstanding item left from the hurricane. Recognition given to Michael Buechlein for his efforts to save the association money.

Finance – John Lines gave a quick update. The finance team will be meeting with the insurance agent to discuss things moving forward.

Pickleball – Lynda Adler gave an update. The committee urges that people come to them if they have any issues or ideas.

Dave Hill read a letter that was in regards to Pickleball. This letter discussed open play and reservations.

Mike Pawielski motioned to send a letter to the condo to see if the association would entertain moving the bocci courts to the Lifestyle Park. Ron Bendell Seconded the motion. All in favor – the motion passed unanimously.

Landscape – John Lines gave an update. Discussion of drip irrigation. Pavers to be placed near the basketball courts as the grass is becoming worn.

E. New Business:

a. Resignation of a Board Member discussion:

Travis Otto motioned to reinstate Cora Revis to the board. Ron Bendell seconded the motion. All in favor – Travis Otto and Ron Bendell – YES. John Lines and Mike Pawielski – NO. Motion does not pass

John Lines motioned to nominate Dave Cabell. Mike Pawielski seconded the motion. John Lines and Mike Pawielski – YES. Travis Otto and Ron Bendell – NO. Motion does not pass.



Ron Bendell motioned to go down the list of previous candidates John Lines seconded the motion. All in favor – John Lines – YES. Mike Pawielski, Travis Otto – NO. Ron Bendell no answer.

John Lines motioned to reach out to the community who has interest to fill the vacant position Mike Pawielski seconded the motion. All in favor – Mike Pawielski and John Lines – YES. Travis Otto and Ron Bendell – NO.

The HOA is going to a special election for the 5th board member.

F. Member Comments:

A very lengthy member speaking time took place. Please review video for all context.

Upcoming Meeting:

March 15th will be the next Master board meeting.

Adjournment:

Travis Otto motioned to adjourn the meeting. John Lines seconded the motion. All in favor – the motion passed unanimously.

Minutes thoughtfully submitted

By: Rosa Nieves, LCAM General Manager

On behalf of the Board of Directors