



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
January 23rd, 2024**

Meeting called to order by Travis Otto at 4:00 pm

Proof of notice:

Rosa Nieves verified proof of notice.

Determination of quorum:

Travis Otto verified a quorum of 4/5 in attendance.

Board Members:

Travis Otto – President

Cora Revis – Vice President - Absent

John Lines – Treasurer

Mike Pawielski – Secretary

Arlette Abbott - Director

Management in Attendance:

Rosa Nieves – General Manager

Brandon Watchowski – Administrative Assistant

Approval of meeting minutes from December 20th 2023:

John Lines motioned to dispense reading the draft minutes and approve as written. Mike Pawielski seconded. In favor Travis Otto, John Lines, Mike Pawielski. Arlette Abbott abstained from voting as she was not a board member during December meeting. Motion carried.

Member comments related to Agenda Items:

Two members took this time to speak.

Reports:

- A. President::** Travis Otto took this time to speak. Thank you given to the membership for their participation of the annual meeting.
- B. Treasurer:** John Lines gave an update on the end of year financials and current standing of the association. Arlette Abbott asked if the board/treasurer could talk about when certain items are approved.



- C. General Manager:** Rosa Nieves gave a thanks to those who ran for the board and the volunteers that helped during the Annual Meeting.
Tiki demo has been completed. The tile work should be started.
Access control communication will be coming this week and will go over the modified hours
Jennifer from member services has left for maternity leave and will not be returning to Paseo to be a full time mom.
The new Tennis Pro will be starting next week and also will be helping with the other athletic activities.
Brandon from the administrative office has taken a new position outside of Paseo after 5 years.
Arlette Abbott asked who signed the notice of commencement for the Tiki. Rosa noted that she signed the NOC. Arlette also asked for an update on the SWFMD permit. Rosa explained that the engineer is working to complete this permit.

D. Committees:

DRC – Matt Galligan mentioned that the DRC did not have any applications and will have a meeting on February 26th.

John Lines motioned to appoint Cora Revis as the liaison to the DRC. Mike Pawielski seconded the motion. All in favor Motion Carried.

Pickleball – Mike Pawielski gave a brief update about the mediation meeting. No resolution at the meeting, and we have met the requirements of statute 720.

Arlette Abbott asked if a survey has been done. Mike Pawielski responded with a yes. Arlette Abbott asked if the legal description has been done, and Mike Pawielski responded that it has been done.

Landscaping & Maintenance – John Lines went over the year recap of the maintenance and landscaping committees giving a thanks to all of those involved.

Old Business:

None

New Business:

- a. Purchasing of New AC for Bistro
John Lines motioned to approve the quote from Superb Mechanical. Mike Pawielski seconded the quote. Discussion of how the other quotes received were almost 50% more. All in favor – Motion Carried.
- b. Purchasing of new Tiki IT/Sound system
John Lines motioned to accept the Softrim proposal. Mike Pawielski seconded the motion.
Discussion: Arlette Abbott brought up concerns of needing a “not to exceed” clause in the agreement.
John Lines motioned to approve the Softrim quote as written. Mike Pawielski seconded the motion.
All in favor – the motion passed unanimously.
John Lines motioned to approve audio update system. Mike Pawielski seconded the motion. After a brief discussion that Matt Galligan should look over the quote and make sure we are receiving the best deal, John Lines motioned to approve and give Rosa Nieves the authority to work with Matt



Galligan to get the best price. Mike Pawielski seconded the motion. All in favor – Motion Carried.

Upcoming Meeting:

Meetings are to be every 3rd Wednesday of the month with the times to be staggered at 5:00 PM – 4:00 PM – 5:00 PM. Next meeting will be February 21st at 5:00 PM

Adjournment:

John Lines motioned to adjourn the meeting, seconded by Arlette Abbott . All in favor – Motion Carried.

Minutes thoughtfully submitted

By: Rosa Nieves, LCAM General Manager

On behalf of Mike Pawielski, Secretary.