



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
July 21st, 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 all in attendance.

Board Members in Attendance:

Mike Pawielski – President
Ron Bendell – Vice President (Remote)
John Lines – Treasurer
Lynda Adler – Director (Remote)

Management in Attendance:

Adam Radler – General Manager/KW
Brandon Watchowski – Admin

Approval of Prior Meeting Minutes: June 23rd, 2021. John Lines motioned to approve meeting minutes as submitted. Ron Bendell seconded the motion. All in favor – The motion passed unanimously.

Member speaking time related to agenda items:

Member discussed the articles of incorporation in conjunction to the rules section.

Reports

- a. President: No report for July
- b. Treasurer: John Lines spoke.
- c. General Managers: Adam Radler spoke about employee updates, and Pub/F&B functions.
- d. Committee Reports



- a. Tennis Committee: No meeting
- b. Finance Committee: Did not meet. Email communication only.
- c. Social Committee: Not Discussed
- d. DRC Committee: Ron Bendell spoke. 6 Apps approved. 1 tabled due to inadequate information.
- e. Hotwire Committee: Rob Bendell spoke. 30 more people to convert. Community Channel discussed.
- f. Pickleball Committee: Lynda Adler spoke, minutes provided.

Old Business:

- a. Update to Village Center Rules – John Lines Motioned to adopt changes to Town Center, Gym, and Pool Deck. Mike Pawielski seconded the motion. All in favor – the motion passed unanimously.
- b. TOAST update – Adam Radler Spoke about onboarding meeting that happened last week. August will have a Softrim and Toast meeting.
- c. Update on Tiki Back of House expansion project – Adam Radler gave update.
- d. Update on Pickleball Court project – John Lines motioned approve 2 quotes from Ameri-scape, one to do all of the capping on the irrigation lines for \$974.50, a second quote for the demolition of the area along with the replanting of the products in the area for \$4,556.40, both will come from the working capital fund. A quote from US Tennis to build the new court for \$28,890, part of that quote is to resurface the area for \$2520. Repairing and resurfacing the pickleball courts in the Lifestyle court \$5750. Mike Pawielski seconded the motion. Discussion. All in favor – the motion passed unanimously.
- e. Update on Kiddie Splash Pad – Adam Radler gave update.

New Business:

- a. Auto Gratuity – Adam Radler discussed. John Lines motioned to set auto gratuity to 18%. Ron Bendell seconded the motion. All in favor – the motion passed unanimously.

Member Speaking Time:

Video for reference.



Upcoming Meeting:
August 18th at 3:30pm.

Adjournment:

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

Minutes thoughtfully submitted

By: Adam Radler, LCAM, General Manager

On behalf of the Board of Directors