



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
July 22nd, 2020 (Remote)**

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

Management in Attendance:

Adam Radler – General Manager/KW
Rob Arent – District Manager/KW

Prior Meeting Minutes Approval:

John Lines motioned to approve June 24th, 2020 Minutes. Patty Stanton Seconds the motion. All in favor – the motion passed unanimously.

Member Speaking Time Related to the Agenda:

Lynda Adler – Member asked if we have done Covid-19 testing for employees. Management is not at liberty to say.

Reports:

President – Mike Pawielski

Treasurer – John Lines

General Manager – Adam Radler

Committee

Finance – John Lines: has not met.

Maintenance – Meeting on 7/23/2020

Tennis – Tennis has not met

Social – Patty Stanton: Survey was sent out for NYE, event is dependent on Covid-19.

Cable – Ron Bendell: 95 residents have not had hotwire installed

DRC – Ron Bendell: 2 people have resigned from DRC. Kathleen Palaia is the new Chairperson. 8 people have shown interest.



Smoking Section – The more restricted area was delayed slightly and expected to be completed by the next board meeting. Adam will provide feedback on a smoke-free campus from other KW properties. This item will remain as old business on next agenda.

Update on Cabinet/Counter Project – Sunset cabinets was out to begin setting up the condiments station. Project ongoing.

Update on drainage project – No update. Proposal has been sent and no answer was returned.

Discussion on current operations during Covid-19 – Members have been suggesting mask requirements indoors. Protocols are an internal document and cannot be shared. Previous protocols were approved by previous board president. John Lines would like to eblast community about suggesting masks. We should leave the pub closed. Mike Pawielski mentioned only allowing members to play pool at pool tables.

Infrared heaters at the Tiki – John Lines motioned to install in Tiki bar area not to exceed \$6,000. Patty Stanton seconded the motion. All in favor – the motion passed unanimously.

New Business:

Kitchen Wall Repair – Repair will require kitchen prep area to be shut down. This will also shut down food and bar operations for 5 weekdays. Adam to research options for continuing food operations during this time.

Fryer Replacement Via Reserves – John Lines motioned to approve fryer replacement to be funded from Replacement Reserves. Mike Pawielski seconded the motion. Chef Mark gave an explanation for fryer replacement. All in favor – the motion passed unanimously.

Open Board Position – John Lines nominated Dave Cabell as a board member. Mike Pawielski seconded the motion. All in favor – the motion passed unanimously.

Member Speaking –

Member brought up monitoring Tiki with more diligence. The bar was packed. Also asked about food trucks selling food while we are closed for kitchen repairs. Adam clarified that we need to be the entity selling food.

Member brought to our attention that we do not seem to be following best practices for Covid-19.

Schedule Next Meeting:

August 19th 4:00pm Master Board Meeting



Adjournment:

Dave Cabell motioned to adjourn the meeting. Mike Pawielski 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

A handwritten signature in black ink, appearing to read 'Patricia Stanton', written over a horizontal blue line.

Patricia Stanton (Aug 24, 2020 13:40 EDT)

July Minutes

Final Audit Report

2020-08-24

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| Created: | 2020-08-21 |
| By: | Adam Radler (paseoadmin@kwpmc.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAsOfK_hGIOQnrZpD4FAxmPdtVUVMJpZZF |

"July Minutes" History



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Signed document emailed to aradler@kwpmc.com, Adam Radler (paseoadmin@kwpmc.com) and Patricia Stanton (pattystanton1@gmail.com)

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