



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.  
BOARD OF DIRECTOR'S MEETING MINUTES  
March 15<sup>th</sup>, 2023**

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**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 February 15<sup>th</sup> 2023:**

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

**Member comments related to Agenda Items:**

Please review video for context to this area.

**Reports:**

- A. President::** Ron Bendell stated that we are in violation of Florida by not having permits on projects that lead to safety concerns. This is not to have any insult to the volunteers.



**B. Treasurer:** John Lines went over the current standing of the association. The association insurance has a very large increase.

**C. General Manager:** Rosa Nieves gave a quick update. Online ordering has launched for the community. Tyler's office is now in the gym. The Tiki project is being kept on top of.

**D. Committees:**

Technology Committee – Steven Brown gave an update on the new access control. Smart cards are priced in bulk up to 2000 units. We plan to charge \$3 per card for consumables. There needs to be a decision on how many cards per dwelling. The plan to this point is to do two free cards per dwelling if the board approves.

The committee also identified a solution for sound in the Bistro.  
online ordering has been launched.

Matt Galligan is to head an IT audit. The tech committee believes they can do the audit without a vendor.

The tech committee is asking for an eblast to be sent out to the community for two more committee members.

DRC – George Allen – The application form that is used at the Master DRC is to be used by all of the sub-associations. Two new apps were received and approved. George Allen touched on the virus that is killing the St. Augustine grass.

Maintenance – John Lines gave an update. The parking lot lights and tennis lights still need to be installed. The week of march 27<sup>th</sup> the project should be finished. The stones on the retaining wall are braking. This is to be addressed before the water comes up in the lake before the raining season. Pool resurfacing plan is being finalized. The drain on the front drive is damaged from heavy trucks.

Pickleball – Ron Bendell motioned to add Mike Pawielski as the board liaison for pickleball. John Lines seconded the motion. All in favor – the motion passed unanimously.  
Pickleball committee members gave a general announcement on the status of Pickleball in Paseo. Special thanks was given to Lynda Adler.

Tennis – John Lines gave a quick update. The social is approaching but nothing to report outside of the Tennis community.

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 on Dave Cabell's behalf.

Travis Otto spoke on Food and Beverage. He is looking forward to spending more time with the staff. Looking forward to more meetings.



**E. Old Business:**

**a. Revision and approval of the new DRC guidelines, addition of roof and sod replacement:**

Ron Bendell gave an update on a disease that is coming to southwest Florida that threatens our grass here at Paseo. Ron Bendell motioned to do a mailing of the DRC Guidelines in their current form. John Lines seconded the motion. A discussion of the changes took place and the events that lead to this decision. All in favor – the motion passed unanimously.

Mike Pawielski made a motion to approve new roofing material presented pending the DRC approval. No Second. Ron Bendell discussed that this issue is to be brought to the attorney.

**b. Re-evaluation of the special election::**

Mike Pawielski motioned to nominate Cora Revis to the vacant seat on the board. John Lines seconded the motion. All in favor – the motion passed unanimously.

**F. New Business:**

**a. Discussion and determination of the cost and quantity of the amenity cards:**

John Lines motioned to purchase \$3,000 cards for the Towncenter. Travis Otto Seconded. Discussion on this item, cost, lead time, and different vendors that sell this type of card. All in favor – the motion passed unanimously.

John Lines motioned that future pricing of the cards to be rounded up to the nearest dollar.

Mike Pawielski seconded. All in favor – the motion passed unanimously.

Ron Bendell motioned to have 2 free cards per door, 6 cards allowed total. John Lines seconded the motion. All in favor – the motion passed unanimously.

**b. Discussion of New Sound equipment for meetings:**

Ron Bendell motioned to purchase new sound equipment for meetings. John Lines seconded the motion. A discussion took place as to funds. All in favor – the motion passed unanimously.

**c. Organization of the Board Officers:**

Mike Pawielski motioned to have Travis Otto be president of the association. Cora Revis seconded. All in favor – the motion passed unanimously.

John Lines motioned to make Mike Pawielski the Secretary. Ron Bendell seconded the



motion. All in favor – the motion passed unanimously.

**G. Member Comments:**

Member speaking time took place. Please review video for all context.

**Upcoming Meeting:**

April 18<sup>th</sup> at 5:30 pm will be the next Master board meeting.

**Adjournment:**

Ron Bendell motioned to adjourn the meeting. Cora Revis 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