



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
May 17th, 2023**

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 5/5 in attendance.

Board Members in Attendance:

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

Management in Attendance:

Rosa Nieves – General Manager
Brandon Watchowski – Administrative Assistant

Approval of meeting minutes from April 18th 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:

7 Members took this time to speak.

Reports:

A. President:: No President Report

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



C. General Manager: Rosa Nieves gave an update on the community. Resurfacing of the pool is set to take place July 19th. This is projected to take 5 weeks. Pavor repair is delayed 2 weeks.

D. Committees:

DRC – Ron Bendell gave an update. The meeting took place on Monday. A big discussion took place on a residence that wants to put an addition on their home. a townhall will be scheduled with residents about the addition. Lawyer said the decision is up to the DRC on this addition.

Maintenance – John Lines gave an update on maintenance items.

Pickleball – Mike Pawielski gave an update. The CDD field seems to be the best option for 3 new courts. We are currently looking into this plan.

E. Old Business:

a. Tiki Expansion and remodeling:

John Lines Motioned to approve the \$505,000 (from working capital) Gulfpoint Contract for the Tiki project. Mike Pawielski seconded the motion. Discussion opened with John Lines describing where the money was coming from in the budget. All in favor – the motion passed unanimously.

F. New Business:

a. Landscape lighting:

John Lines motioned to accept Spectrum Light quote for \$136,379.37. Mike Pawielski seconded the motion. Discussion opened on this needed replacement. All in favor – the motion passed unanimously.

b. Bistro Lighting and Remodeling:

John Lines motioned to approve quote from Envision Lighting for \$12,108. Mike Pawielski seconded the motion. Discussion opened – Travis Otto stated that this does not seem to be step 1 and this should be tabled. Tabled until a more detailed plan is in place.

c. Option to purchase a subdivided portion of a plat owned by the CDD for fair market value::

John Lines motioned to present to the CDD an option to purchase the portion of the subdivided lot by the dumpster area for fair market value. Mike Pawielski seconded the motion. Discussion opened. John Lines described the conversations between attorneys for purchasing the land. All in favor – the motion passed unanimously.

Mike Pawielski motioned to approve the Pickleball Rules as presented. John Lines seconded the motion. All in favor – the motion passed unanimously.



Upcoming Meeting:

June 20th at 4:00 pm will be the next Master board meeting.

Adjournment:

Ron Bendell motioned to adjourn the meeting. Mike Pawielski 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

Michael Pawielski

[Michael Pawielski \(Jun 27, 2023 12:34 EDT\)](#)







May 17th Meeting Minutes Approved

Final Audit Report

2023-06-27

Created:	2023-06-26
By:	Brandon Watchowski (paseoadmin@kwpmc.com)
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-  Signer mpawielski.paseo@gmail.com entered name at signing as Michael Pawielski
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