



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING NOTICE**

Meeting Date: May 21, 2020

Meeting Time: 3:00PM

Meeting Location: Virtual Meeting

Meeting Agenda:

1. Call to order
2. Proof of notice
3. Determination of a quorum
4. Approval of Meeting Minutes from April 20, 2020
5. Approval of Emergency Meeting Minutes from April 29, 2020
6. Member speaking time related to agenda
7. Reports
 - a. President
 - b. Treasurer
 - c. General Managers
 - d. Committee
8. Old Business
 - a. Update on completed projects to be included in GM report
9. New Business
 - a. Discussion related to the open board position due to the resignation of the board president
 - b. Restructure of board officer positions
 - c. Changes in board liaison due to the resignation of a board director
 1. DRC
 2. Maintenance
 3. Governance
 4. Disillusion of the bulk cable committee for a Hotwire compliance committee
 - d. Tennis policy revision for board consideration
 - e. Smoking area review for elimination or relocation
 - f. Soft opening expansion of amenities due to Covid-19
 - g. Amendment to village center rules for non-authorized video/pictures of members



- h. Café and ice cream cabinets to be funded by working capital
- i. Bar stools for the Bistro serving table to be funded by working capital
- j. Additional landscape lighting in the lagoon pool center island to be funded by working capital
- k. Options for the moving of the Tiki serving station to be funded by working capital
- l. Carpet replacement for the theater to be funded by replacement reserves
- m. Carpet removal and epoxy coating for village center kitchen areas to be funded by replacement reserves
- n. Hurricane Plan
- o. Discussion on additional guests allowed at pool deck

10. Member Speaking Time

11. Upcoming Meeting

12. Adjournment

Notice was given on this 15 Day of May, 2020

By: Adam Radler, LCAM, General Manager

On behalf of the Board of Directors



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
May 21st, 2020 (Remote)**

Meeting called to order by Mike Pawielski at 3:00 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

Prior Meeting Minutes Approval:

John Lines motioned to approve April 20th, 2020 Minutes. Patty Stanton Seconds the motion. All in favor – the motion passed unanimously.

Reports:

President – Mike Pawielski announced that Grant Belanger has sold his home and has resigned. Grant left the community in a great situation.

Treasurer – John Lines

General Manager – Adam Radler

Committee

Finance – John Lines: Committee kept in the loop over financial statements. CDs has matured.

Social – Patty Stanton: Question that is on the committee's mind is "when do we bring entertainment back?" Friday entertainment in covered area. Please respect social distancing. If things go well, we will bring back 1 entertainer per week.

DRC – Ron Bendell: 8 applications. All applications were approved, and all guidelines met.

Discussion related to the open board position due to the resignation of the board president – John Lines motioned to nominate Mike Pawielski as President. Mike Pawielski accepts. Patty Stanton seconds the motion. All in favor – the motion passed unanimously.

Restructure of board officer positions - John Lines motioned to appoint Ron Bendell as Vice President. Ron Bendell accepts. Mike Pawielski seconds the motion. All in favor – the motion passes unanimously.

Changes in board liaison due to the resignation of a board director-



DRC- John Lines nominates Ron Bendell to DRC. Patty Stanton seconds the motion. All in favor – the motion passes unanimously.

Maintenance – John Lines motions to self-nominate. Patty Stanton seconds the motion. All in favor – motion passes unanimously.

Governance – Mike Pawielski motions to self-nominate. John Lines seconds the motion. All in favor – the motion passes unanimously.

Disillusion of the bulk cable committee for a Hotwire compliance committee – John Lines motions to dissolve. Patty Stanton seconds the motion. All in favor – motion passes unanimously.
John Lines motioned to start hotwire compliance committee and nominate Ron Bendell to be Liaison. Mike Pawielski seconds the motion. All in favor- the motion passes unanimously.

Tennis policy revision for board consideration - John Lines motions to adopt tennis policy effective May 21st, 2020. Ron Bendell seconds the motion. Discussed to put on mypaseo.life. All in favor – the motion passes unanimously.

Smoking area review for elimination or relocation – John Lines motioned to move the section between lap and lagoon pool. Patty Stanton seconds the motion. Mike Pawielski tabled to the next board meeting.

Amendment to village center rules for non-authorized video/pictures of members – John Lines motioned to not allow unauthorized videos or pictures of anyone at the village center. Ron Bendell Seconded the motion. All in favor – the motion passes unanimously.

Café and ice cream cabinets to be funded by working capital - Patty Stanton motioned to approve. Mike Pawielski seconds the motion. All in favor – motion passes unanimously.

Bar stools for the Bistro serving table to be funded by working capital – Patty Stanton motioned to approve. John Lines seconded the motion. Tabled by board for one month.

Additional landscape lighting in the lagoon pool center island to be funded by working capital – John Lines motioned to approve. Mike Pawielski seconded the motion. All in favor – the motion passes unanimously.

Carpet replacement for the theater to be funded by replacement reserves – John Lines motioned to have Adam get some options for the theater. Patty Stanton seconded the motion. All in favor – the motion passed unanimously.

Discussion on additional guests allowed at pool deck – John Lines motioned to allow immediate family members to be fingerprinted at member services. Patty Stanton seconded the motion. Discussion: Mike Pawielski mentions that this is to the discretion of management. All in favor – motion passes unanimously.

Member Speaking Time –

Member mentions that the sound quality over these remote meetings is great and hopes to continue.

Member asks if there is any family member to come anytime of the year. Adam describes that the system cancels guests out after 30 days.



Schedule Next Meeting:

June 24th 3:00pm Master Board Meeting

Adjournment:

Patty Stanton motioned to adjourn the meeting. Ron Bendell 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