



PASEO MASTER ASSOCIATION, INC

August 2021

The Board of Directors:

Mike Pawielski
Ron Bendell
John Lines
Dave Cabell
Lynda Adler

President
Vice President
Treasurer
Secretary
Director



Presented By KW Property Management:

Adam Radler
Tracy Duhaney
Andy Kalikas
Zuly Maribona

General Manager
District Manager
Vice President
Sr. Vice President





FINANCIAL HIGHLIGHTS

July 2021 Treasurers Report

FINANCIAL SUMMARY

The Paseo HOA had an operating surplus of \$967,558 which is \$318,158 in excess of the minimum recommended by our professionals (two months of 2021 assessments). The treasurer plans on making a motion before year end to transfer \$300,000 to the replacement reserves from this surplus.

The replacement reserves were \$1,306,163 at 12.31.20 and increased to \$1,409,651 as of 7.31.21. Assessments of \$270,000 along with interest of \$138 were added to the reserves. Total expenditures of (\$166,650) were charged against the reserves during the calendar year. Additional replacements have been approved by the board with an estimated cost of (\$36,580).

The working capital fund was \$136,155 at 12.31.20. Year to date capital contributions of \$250,500 were added to the fund. Special projects of (\$33,838) were expensed leaving a balance of \$352,817 as of 7.31.21. Additional estimated expenditures of (\$42,070) have been approved by the board. Please note there have been 13 closings remitted since 7.31.21 and there are currently 18 pending sales.

For the month, the association had an income of \$12,341 against a budget of (\$4,043) for a positive variance of \$16,383. Food and beverage subsidy missed budget by (\$63). Salaries, excluding food and beverage, were below budget by \$12,043.

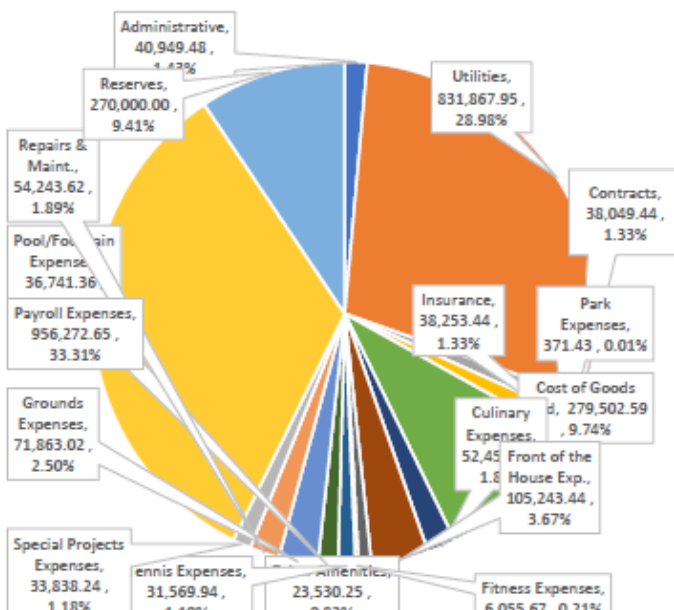
For the year, the association had an income of \$289,734 against a budget of \$33,864 for a positive variance of \$255,871. Food and beverage subsidy was under budget by \$113,638. Salaries, excluding food and beverage, were below budget by \$81,837.

For the year, food and beverage had a direct loss of (\$109,968) against a budget of (\$223,606) for a positive variance of \$113,638. Salaries were below budget by \$47,646, supplies by \$16,007 and cost of goods sold due to the rate variance by \$25,282.

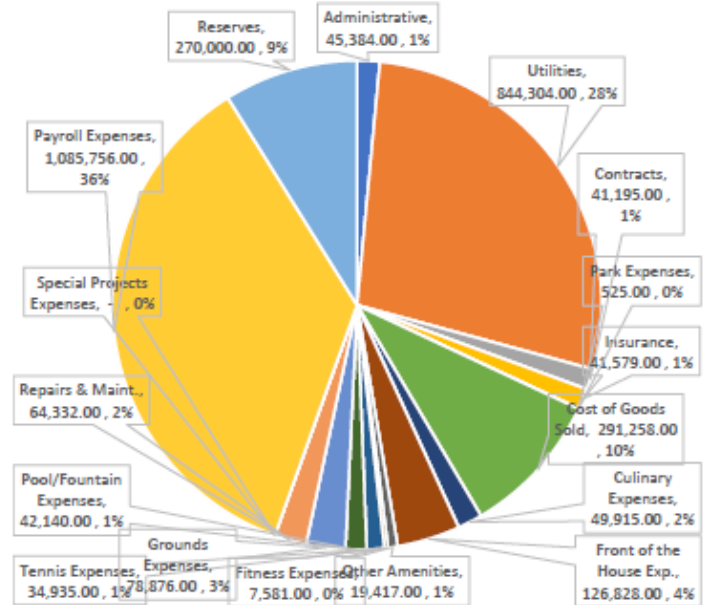


	Year to Date Actual		Year to Date Budget		Year to Date Variance \$
EXPENSES					
Administrative	40,949.48	1.43%	45,384.00	1.49%	(4,434.52)
Utilities	831,867.95	28.98%	844,304.00	27.74%	(12,436.05)
Contracts	38,049.44	1.33%	41,195.00	1.35%	(3,145.56)
Insurance	38,253.44	1.33%	41,579.00	1.37%	(3,325.56)
Park Expenses	371.43	0.01%	525.00	0.02%	(153.57)
Cost of Goods Sold	279,502.59	9.74%	291,258.00	9.57%	(11,755.41)
Culinary Expenses	52,457.23	1.83%	49,915.00	1.64%	2,542.23
Front of the House Exp.	105,243.44	3.67%	126,828.00	4.17%	(21,584.56)
Other Amenities	23,530.25	0.82%	19,417.00	0.64%	4,113.25
Fitness Expenses	6,055.67	0.21%	7,581.00	0.25%	(1,525.33)
Tennis Expenses	31,569.94	1.10%	34,935.00	1.15%	(3,365.06)
Pool/Fountain Expenses	36,741.36	1.28%	42,140.00	1.38%	(5,398.64)
Grounds Expenses	71,863.02	2.50%	78,876.00	2.59%	(7,012.98)
Repairs & Maint.	54,243.62	1.89%	64,332.00	2.11%	(10,088.38)
Special Projects Expenses	33,838.24	1.18%	-	0.00%	33,838.24
Payroll Expenses	956,272.65	33.31%	1,085,756.00	35.67%	(129,483.35)
Reserves	270,000.00	9.41%	270,000.00	8.87%	-
Total	2,870,809.75	100.00%	3,044,025.00	100.00%	(173,215.25)

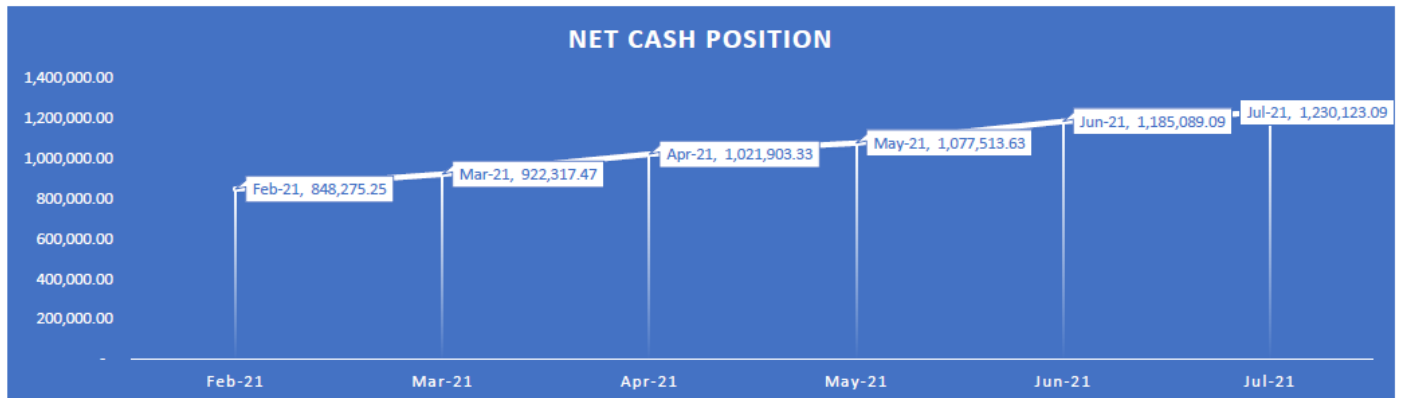
YTD Actual



YTD Budget



Description	Jul-21	Jun-21	May-21	Apr-21	Mar-21	Feb-21
CASH POSITION						
Total Operating Cash Balances	1,954,770.27	1,299,515.40	1,463,797.88	1,401,861.30	1,121,567.26	1,356,105.34
Plus: Net Receivables	26,955.70	10,244.84	82,866.72	347,675.56	11,696.06	37,298.62
Less: Current Liabilities	(751,602.88)	(124,671.15)	(469,150.97)	(727,633.53)	(210,945.85)	(545,128.71)
Net Cash Position	1,230,123.09	1,185,089.09	1,077,513.63	1,021,903.33	922,317.47	848,275.25



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OPERATIONS

MEETINGS HELD

DRC Meeting was held on August 16th

Board meeting was held on August 18th

Monthly Managers meeting was held on August 26th

UPCOMING MEETINGS

DRC meeting September 13th

Board Meeting TBD

KWPMC Monthly Managers Meeting September 23rd

BOARD ACTION ITEMS

Board to approve irrigation plan

PENDING BOARD ACTION ITEMS

Board to discuss fence height for pickleball

CORRESPONDENCE

Weekly newsletter eblasted every Thursday

Eblast about positive Covid cases and change to operations

Eblasts about tropical storm Fred

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ARCHITECTURAL MODIFICATIONS

- a. Discussion on letter to sub-associations
- b. 10959 Esteban Dr – Landscaping
- c. 11068 Esteban Dr. – Landscaping – Pool & Cage
- d. 11344 Paseo Drive – Lanai extension. Previously approved. Modification to plans
- e. 11306 Hidalgo CT – Generator
- f. 11328 Paseo Drive – Hurricane screens
- g. 11920 Paseo Grande Blvd #4111 – Screen Enclosure
- h. 8697 Olinda Way #7602 – Screen Enclosure
- i. 11920 Izarra Way #6804 – Screen Enclosure
- j. 11364 Paseo Drive – Generator
- k. 11101 Esteban Drive – Pool Cage and Pool Installation
- l. 11117 Esteban Drive – Hurricane Screens
- m. 11328 Paseo Drive – Generator install – tabled from July
- n. Location of DRC documents on website
- o. 8671 Mercado Court / LOT 104



FACILITIES MANAGEMENT

WORK ORDERS

Work Order Count Report

Paseo Master
From: 07/21/2021 To: 08/17/2021
Status: All Status

Service	Master
Admin offices	1
Administrative Offices	2
BBQ (s)	1
Bistro	2
Breezeway Bathroom	1
Curbs/Sidewalks	1
Doors	2
Elevator (s)	2
Fire Extinguishers/Panels	1
Gym	1
Landscape	1
Pool/Spa	1
Pub	5
Tennis Courts	1
Theater	2
Tiki	3
	27

PREVENTIVE MAINTENANCE

Preventative Maintenance carried out on the following:

AC System for South Village Center
Tiki Hood system
Fire Suppression System





SUMMARY/RECOMMENDATIONS

Crown roofing made the necessary repairs to our 3 locations with roof leaks. Ceiling patches completed along with paint touch up. One other area in the pub is showing water “damage” in the ceiling, it has been discovered that is coming from a condensation line, so its not tied into a roof leak.

Ceilings were painted in the Pub by John, thank you for getting this completed.

Pub floors have been removed and replaced. Again, big thanks to John and several other volunteers for getting this projected completed so fast! Theater flooring is currently underway.

Splash pad repairs are underway. Ameriscapes has finished installing the new drainage system around the pad and have successfully tied into the existing drainage. The existing lines have also been cleaned out and now function as expected. Pavers are being reinstalled. Pool vendors portion of the repairs and installation of the water sprays should begin next week. We are shooting to have the pad back into operation by the weekend of Labor Day.

Keeping an eye on the tropics and TD Fred. As I have mentioned in my eblasts this will mostly be a storm that brings rains and the occasional gusty wind. Because we know in advance that’s what the forecast will be, we will be likely running F&B operations out of the pub for the weekend. Saturday night we have a DJ, it is unknown as of this moment that he would want to play inside. He might tell us he wants to reschedule.

One of the camera zones is currently down (services the tiki and pool deck). Our vendor thinks a nearby lightning strike is to blame. We are working on replacing the HIK switch. This is potentially covered under warranty.

I met this week with US tennis to go over the 6 foot fence option. They will be supplying an optional portion to the quote. I will work to have this optional quote included in Wednesdays Board meeting. In the meantime, we are anywhere from 3 to 4 weeks out from starting the project, unfortunately rainy dais delays other projects they are currently working on. There is some talk that we might be able to resurface the existing courts sooner, that would be close to a last-minute decision with about a weeks’ notice. If that were the case we would make sure we keep the community informed.



Product listings have been sent to Toast for upload as they continue to work to create the backend. As well myself, our IT, and TOAST completed a site inspection last week to determine additional cabling and installation for the TOAST wifi hubs. This work will be completed in the next week. Our next meeting with TOAST is scheduled for the 19th to ensure completion and accuracy of the product and POS layout. We are working to push the physical install of TOAST one week due to our desire to change the flooring renovation.

We have canceled the kitchen flooring renovation for the week leading into Labor day, and instead have rescheduled it for the week of September the 13th. This is likely a 6 day project. Michelle is exploring all options for that week for us to provide food service. Department of Health has not yet provided us any answers or work arounds.



PROJECT UPDATE

ACTION PLAN

Project Title	Priority	Goal Champion	Length of Time (1 Fast - 5 Long)	Task % Complete	End Date	Notes	Budget \$	Actual \$
Tiki Renovation Phase 1	Medium	GM	3.50	48%	10/31/2021	Revamp of server station, bar layout, center island, and walk in	\$ 100,000	TBD
Selection of Beltram for bar layout		GM	1	100%	11/18/2020	Beltram contract signed and sent on 11/17/2020		
Selection of GC for project		GM	3	100%	12/31/2020	Call in to Gulfpoint Construction		
Selection of Architect for project		GM	3	100%	12/31/2020	MJRDB design		
Design agreement by new Board		GM	4	75%	8/31/2021	Meeting with Board and KW team to create design parameters before final design. Awaiting final CAD design from Beltram		
GC to pull necessary permits		GM	5	0%	9/31/2021	Permitting for wire pulls and install of walkin cooler		
GC to purchase necessary equipment		GM	5	0%	10/31/2021	Cooler will be 90 days out from order		
In Progress								
Project Title	Priority	Goal Champion	Length of Time (1 Fast - 5 Long)	Task % Complete	End Date	Notes	Budget \$	Actual \$
Tiki Renovation Phase 2	Medium	GM	5.00	17%	11/1/2021	Construction and installation phase	Same as above	TBD
GC to begin agreed upon improvements		GM	5	0%	10/31/2021	Walk in, Service entrance and pad, island, ice pass through		
Beltram to begin revamp of layout		GM	5	50%	10/31/2021	Beltram meeting has taken place. CADs being completed		
Completion of all approved projects		GM	5	0%	11/1/2021	Test all equipment and PQS to ensure everything in working order. Punch list to be signed off by GM.		
In Progress								
Project Title	Priority	Goal Champion	Length of Time (1 Fast - 5 Long)	Task % Complete	End Date	Notes	Budget \$	Actual \$
Theater Carpet Replacement	Medium	Dir of Ops	3.00	100%	2/15/2021	Replace carpet in the theater	\$ 6,000	\$ 4,100
Vendor and Design selection		Dir of Ops	3	100%	1/15/2021	2nd round of carpet samples are being sent, scope of work now includes acoustic fabric		
Install		Dir of Ops	3	100%	2/15/2021	Walls complete, floors are next		
YOUR PROJECT IS COMPLETED								

ACTION PLAN



KW PROPERTY MANAGEMENT & CONSULTING

Project Title	Priority	Goal Champion	Length of Time (1 Fast - 5 Long)	Task % Complete	End Date	Notes	Budget \$	Actual \$
Card Room Flooring	High	Chief Engineer	2.00	100%	12/10/2020	Remove carpet and replace with apoxy flooring	\$ 15,000	\$ 5,900
Remove Kitchen equipment and supplies		Chief Engineer	1	100%	12/1/2020	To be completed by inhouse team		
Remove Carpet		Chief Engineer	1	100%	12/2/2020	Third party vendor to remove and dispose of carpet		
Pick new flooring color		Chief Engineer	1	100%	12/10/2020	darker flooring to hide scuff		
Apply new covering		Chief Engineer	3	100%	1/4/2020	on hold till after new year		
Reinstall kitchen equipment and supplies		Chief Engineer	4	100%	1/6/2020	completed the day after floor cures		

YOUR PROJECT IS COMPLETED

Project Title	Priority	Goal Champion	Length of Time (1 Fast - 5 Long)	Task % Complete	End Date	Notes	Budget \$	Actual \$
Pub Flooring	Medium	GM	3.75	100%	8/15/2021	Decision on color of new pub flooring TBD.	\$ 15,000	\$ 10,000
Floor Selection from vendor		GM	3	100%	4/1/2021	Board decided to complete project inhouse, purchase from HD		
Purchase of Flooring after measurements		GM	3	100%	4/30/2021	Sample boxes purchased		
Removal of existing Floor		Chief Engineer	4	100%	8/1/2020	Project will be delayed due to volunteers being on vacation.		
Install Flooring		Chief Engineer	5	100%	8/15/2021	Will attempt to complete this with in house team		

YOUR PROJECT IS COMPLETED

Project Title	Priority	Goal Champion	Length of Time (1 Fast - 5 Long)	Task % Complete	End Date	Notes	Budget \$	Actual \$
Pickleball Court Expansion	Medium	GM	2.67	33%	9/30/2021	This is a redesign of an existing court	\$ 15,000	TBD
Board and GM to meet to layout proposed reding of court		GM	1	100%	5/1/2021	Layout agreed upon, decision still needed on safety net		
Dave C. to design court via CAD drawing		Board	2	100%	5/14/2021	CAD completed and being delivered to vendors		
Gather quotes		GM	3	75%	8/1/2021	US Tennis completing second round of quote. Board has approved quote. Discussion on fence option.		
Approved vendor to pull permits		Vendor	3	0%	9/1/2021	Permitting only needed for Fence		
Landscaping plan to be established seperatly		Landscaping Committee	3	0%	9/15/2021	Ameriscapes approved to begin project		
Project begin with demo and new court pour		vendor	4	0%	9/30/2021	Selected vendor to begin and complete project		

In Progress

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HOSPITALITY/SOCIAL EVENTS



Member Services Hours (Beginning 4-12)– Mon & Tues 7:00am - 3:00pm | Thurs– Sat 7:00am–4:00pm | Sun 7:00pm–1:00pm

Member Services Phone #: (239) 834-6300

Tiki Hours: Wed & Thurs 12pm-8pm | Fri 12:00pm–9:00pm | Sat 11:00am–10:00pm (Begins 8-7) | Sun 12:00pm–7:00pm

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Made-To-Order Breakfast -10:00am–11:30am-Tiki Sunday Funday-Ron Rutz -1:00pm–4:00pm-Pool Deck 	2	3 Food Truck Tuesday-TBD– 5:00pm–7:00pm-Tiki Park- ing Lot	4	5 Bke Medic-9:00am– 1:00pm-Appt Required- Village Circle https:// mobilebikemedic.com/ community-days/ Mahjong-10:00am– 3:00pm-Pub	6 Movie-6:00pm– 24 Hrs to Live (R) - Theater Live Entertainment-Kickstart Band- 6:00pm–9:00pm-Pool Deck	7 Children's Matinee-1:00pm- Surfs Up (PG) -Theater Movie-6:00pm-24 Hrs to Live (R)-Theater Live Entertainment-NightOut- 6:00pm–9:00pm-Pool Deck
8 Made-To-Order Breakfast -10:00am–11:30am-Tiki	9 Book Club--Tidelands By, Phillipa Gregory-5:00pm -Bistro 	10 Food Truck Tuesday-Cositas Gourmet Cuban-5:00pm– 7:00pm-Tiki Parking Lot	11 ONSPOT Dermatology-8:00am– 6:00pm-Village Circle- Appointment Required. Call 877-2-ONSPOT to reserve your appt or go to www.onspotdermatology.com/Paseo Condo Board Meeting-10:00am- Theater	12 Mahjong-10:00am– 3:00pm-Bistro	13 Movie--6pm-My Spy (PG 13) -Theater Live Entertainment-Deven Starr- 6:00pm–9:00pm - Pool Deck	14 Movie--6pm-My Spy-(PG 13) Theater RTG Entertainment DJ- 6:00pm–9:00pm-Pool Deck
15 Made-To-Order Breakfast -10:00am–11:30am-Tiki	16 DRC Meeting-9:00am- Theater	17 Food Truck Tuesday-Dave's Bangin' BBQ-5:00pm– 7:00pm-Tiki Parking Lot Provincia BOD Meeting- 5:30pm–Theater	18 CDD Meeting-5:30pm-Theater	19 Mahjong-10:00am– 3:00pm-Pub Trivia-6:00pm–8:00pm- Pub-\$3 entry per person. Complimentary snacks will be available. 	20 Movie-Green Zone (R) - 6:00pm- Theater Pub-5:00pm–9:00pm-Reservations Required-Contact Member Services	21 Movie-Green Zone (R)- 6:00pm-Theater Live Entertainment-Badger & Rose-6:00pm–9:00pm - Pool Deck
22 Made-To-Order Breakfast -10:00am–11:30am-Tiki Sunday Funday-Steely Pan-1:00pm–4:00pm - Pool Deck 	23	24 Food Truck Tuesday- American Grilled Cheese Kitchen-5:00pm–7:00pm- Tiki Parking Lot https:// www.paintingwithatwist.com/ studio/fort-myers/ event/2818032/ Passcode: PARTY 	25 Painting with a Twist-6:00pm– 8:00pm-Pub-Register and Pay online- https:// www.paintingwithatwist.com/ studio/fort-myers/ event/2818032/ Passcode: PARTY 	26 Mahjong-10:00am– 3:00pm-Pub Pub-5:00pm–9:00pm- Reservations Required- Contact Member Services	27 Movie-6:00pm-Anna (R)-Theater Live Entertainment-NZL Trio-6:00pm– 9:00pm -Pool Deck	28 Movie-6:00pm-Anna (R)- Theater Elite Sounds of Florida DJ- 6:00pm–9:00pm -Pool Deck
29 Made-To-Order Breakfast -10:00am–11:30am-Tiki	30	31 Food Truck Tuesday- Brookes Nugget Wagon-- 5:00pm-7:00pmTiki Parking Lot	1	2 Mahjong-10:00am– 3:00pm-Pub	3 Movie-6:00pm-TBA-Theater Pub-5:00pm–9:00pm-Reservations Required-Contact Member Services	4 Movie-6:00pm-TBA-Theater

August 2021 Calendar subject to change

