



**PASEO MASTER HOMEOWNER'S ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
November 16th, 2022**

Meeting called to order by Mike Pawielski at 4:00 pm

Proof of notice:

Adam Radler verified proof of notice.

Determination of quorum:

Mike Pawielski verified a quorum of 4/5 in attendance.

Board Members in Attendance:

Mike Pawielski – President
Ron Bendell – Vice President
John Lines – Treasurer
Dave Cabell – Secretary

Management in Attendance:

Adam Radler – General Manager/KW
Brandon Watchowski – Administrative Assistant

Approval of Prior Meeting Minutes: October 12th, 2022. John Lines motioned to approve meeting minutes as submitted. Mike Pawielski seconded the motion. All in favor – The motion passed unanimously.

Member speaking time related to agenda items:

None.

Reports

- a. President: No report. Announcement of Adam receiving a promotion and will be transferring to a new property. New interviews to be happening. Michael promoted Mocha with Melissas.
- b. Treasurer: John Lines gave report. The financials were more complicated due to Hurricane Ian. Ian amounted to approximately \$30,000. Mike Pawielski wanted to recognize the volunteers who are saving the community thousands of dollars.



- c. General Managers: Adam Radler spoke and gave report. Hurricane Ian update was given, tiki updates were given. Operations update was given. Staffing is in great standing.
- d. Committee Reports
 - a. DRC Committee: Ron Bendell spoke. One submission was approved. A discussion on the guidelines commenced with Ron informing the board that the updated guidelines will be presented to the board at the December Master Board Meeting.
 - b. Maintenance Committee: Dave Cabell handed over the maintenance committee to John Lines to start chairing the committee. Dave Cabell motioned to add an agenda item, 7 B to talk about the landscape lighting quote for lights that took damage after hurricane Ian. Mike Pawielski seconded the motion. All in favor. The motion passed unanimously.
 - c. Landscape Committee: Dave Cabell gave update. Deb Johnson is leaving. A special thanks was given. Thank you for all contributions.
 - d. Technology Committee: Steven Brown gave an update. Toast online ordering test is coming up. Detailed discussion followed. Review video for more information. Hotwire meeting was underwhelming. Issues plaguing their customer service. Access control system is coming up soon. Ron Bendell stated that our Foodbuy program is not connected and we need to be signed back up. Need for food and beverage committee was mentioned.
 - e. Tennis Committee: Tennis has not met.
 - f. Joint Committee: A meeting will be taking place in the coming weeks.

New Business

- a. Landscaping Contract: Dave Cabell motioned to approve 2023 Ameri-scape contract for \$96831.23. John Lines seconded the motion. A discussion commenced – Dave Cabell stated that a percent increase of 8% is in this contract. Mulch is being covered by the Joint Meeting. A bulk deal for the entire community is being discussed. All in favor – the motion passed unanimously.
- b. Landscape Lighting Quote: Dave Cabell motioned that we discuss and accept quote for 41 path lights that are being replaced (coming out of replacement reserves) for \$18,696. John Lines seconded the motion.
Discussion: Dave Cabell: during Ian a lot of the lights took a beating. Dave has spent a lot of time repairing the original lights from 2008, but they are just at the end of life. The same vendor that has completed the multi color lighting around the village center and the lights for the CDD pathway has given a quote.
All in favor – the motion passed unanimously.



Member Speaking Time:

None

Upcoming Meeting:

December 15th at 2pm will be the Meet The Candidates. Followed by the Master Board Meeting at 4:30 pm.

Adjournment:

Dave Cabell motioned to adjourn the meeting. Ron Bendell seconded the motion. All in favor – the motion passed unanimously.

Minutes thoughtfully submitted

By: Adam Radler, LCAM, General Manager

On behalf of the Board of Directors