

An aerial night photograph of a resort complex. The image shows a large swimming pool in the center, surrounded by numerous palm trees and other tropical vegetation. In the background, there are several buildings with warm, glowing lights. The overall scene is dark, with the lights from the resort providing the primary illumination.

YEAR END REVIEW 2021

PASEO MASTER ASSOCIATION

- **BOARD OF DIRECTORS**
- President: Mike Pawielski
- Vice President: Ron Bendell
- Treasurer: John Lines
- Secretary: Dave Cabell
- Director: Lynda Adler

KWPMC TEAM MEMBERS

GM: Adam Radler

DM: Tracy Duhaney



Executive Summary

Paseo Master Association is a 1,146-unit homeowners association located at 11611 Paseo Grande Blvd. Fort Myers, Florida.

The association has an annual budget of \$5,051,562. This year the association undertook several projects at a cost of \$351,560. These projects improved the community, prolonged the life of the association assets and addressed some of the association's capital needs. Some of the projects are listed below and detailed in the following pages:

- Pub Floor Replacement
- Kitchen Floor Renovation
- Tennis and Bocce Har Tru Court Resurface
- Construction of a New Pickleball Court
- Kidde Splash Pad Renovation



Pub Floor Replacement

Reason: Existing flooring in poor condition

Project Impact: Beautification of the Pub

Project Classification:

- Planned Reserves

Contractor: In house (Flooring from third party supplier)

Budget: \$12,000

• *BEFORE*



• *AFTER*



Pub Floor Replacement

Before

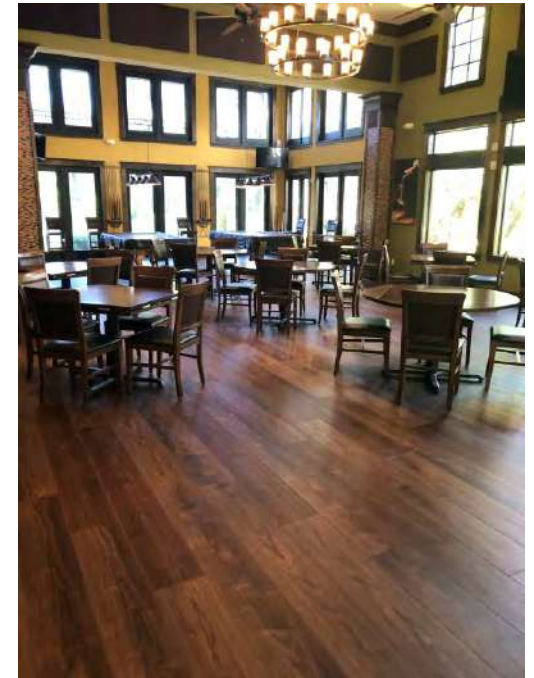


August 2021

In progress



After



August 2021



Kitchen Floor Renovation

Reason: Existing flooring was in poor condition and was a safety hazard

Project Impact: Safer flooring

Project Classification:

- Planned Reserves

Contractor: Gorilla Garage Flooring

Budget: \$16,000

• *BEFORE*



• *AFTER*



Kitchen Floor Renovation

Before

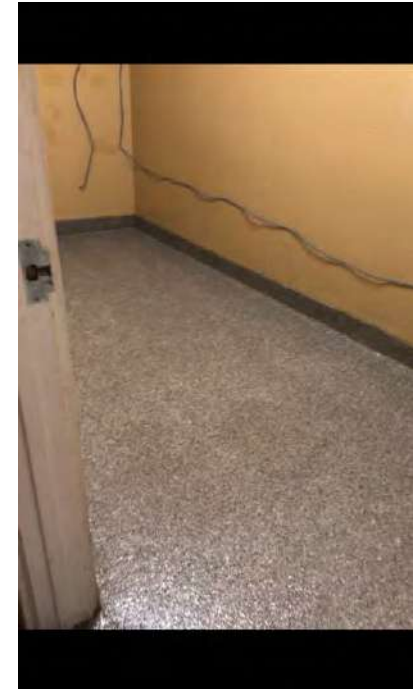


September 2021

Before



After



September 2021



Tennis and Bocce Har-Tru court resurface

Reason: Existing playing surface had begun to deteriorate and became unsafe

Project Impact: Better play for both activities and safer conditions

Project Classification:

- Planned Reserves

Contractor: Ritzman Tennis

Budget: \$49,000

• *BEFORE*



• *AFTER*



Tennis and Bocce Har-Tru Court Resurface

Before



April 2021

In progress



After



April 2021



Construction of a New Pickleball Court

Reason: Member Enhancement

Project Impact: A new third court for play

Project Classification:

- Capital Improvements

Contractor: US Tennis

Budget: \$32,000

- *New Pickleball Court*



New Pickleball Court

In Progress



September 2021

In Progress



After



October 2021



Kiddie Splash Pad Renovation

Reason: Underground leak and water affects that did not work

Project Impact: Savings impact on loss of water and enhanced experience

Project Classification:

- Capital Project

Contractor: Aquakleer

Budget: \$20,000

• *Before*



• *After*



Kiddie Splash Pad Renovation

In Progress



August 2021

In Progress



After



October 2021





2021 Year In Review

Events & Entertainment

Paseo Master Association provides an active lifestyle community with
over 100 events in 2021



Paseo Community Events

Five (5) Outdoor Movie Nights, plus a matinee movie showing for Christmas Eve

Connect Paseo

- An opportunity for our members to meet and sign up for Paseo activities & clubs. Recurs every January.

Italian Buffet with Michael D'Amore

Apps & Laughs Series with Frank Del Pizzo

- Residents enjoyed appetizers and cash bar in the Pub before moving to the Theater for a comedy special from Frank Del Pizzo!

Painting With A Twist

Wine & Jazz Series

- Members gather on the Paseo balcony to enjoy wine & apps while listening to the FGCU Top Flite Jazz Band and enjoying a beautiful view.

Nature Talk Series by Florida Master Naturalist Tony Mauriello

Pickleball Dinking & Drinking

- A social for Paseo's Pickleball Community.

Toys for Tots Collection

- A program run by the United States Marine Corps Reserve which distributes toys to children whose parents cannot afford to buy them gifts for Christmas. Jessie organized & dropped off. The Paseo community was able to donate three and a half large boxes!



Paseo Community Events

4th Annual Rock the Village Event

- Members enjoyed food trucks; RTV theme inspired T-shirts, Topsy Cow ice cream, entertainment by Deb & the Dynamics & Paseo Lifestyle Products on sale

Music Bingo presented by Rig Entertainment

Monthly Hosted Events

- Trivia Night, BINGO, & Themed Crafts

Halloween Events

- Candy corn contest, Halloween family crafts with Jessie, Bites & Booze (with an adult costume contest) and Spooktacular Fun Fest which included Trunk-or-Treating, Kids & Dogs costume contest and games!

Family Winter Break Events

- Kids Balloon Creation & Fun with Jessie, Outdoor Movie, Kids Basketball, Bocce & Volleyball Meetups, Origami Workshop (for all ages) with Jessie, and Disney Drawing Workshop (also for all ages) with Jessie!

Holiday Events

- Adult ugly sweater party, Christmas Caroling with a piano player, family holiday party, Hanukkah Party, Letters to Santa, Holiday Golf Cart parade

Sunday Funday's on the Paseo Pool Deck

- After NFL Football Season was completed, a variety of entertainers were incorporated to Sunday afternoons on the pool deck.

New Year's Eve: Black & White Celebration

- Aaron Caruso performance, Rig Entertainment DJ, Photo Booth, Buffet and a Hosted Countdown on the large screen.



Paseo Wellness Events

CPR & AED Training classes & certifications were offered to all Paseo Employee's & Members in January

Flashlight Walk-A-Mile

- Complete with glow sticks for the kids!

Medicare Mary Presentations

- Experienced Medicare Specialist with a goal of ensuring others are properly educated on your healthcare benefits and needs.

Miles for Moffit – Virtual 5K Run

- Moffitt Cancer Center's premier community-wide movement for raising funds to touch lives and propel us toward a cancer-free world

Monthly Recurrences:

NEW OnSpot Dermatology

- OnSpot's mobile medical vehicles bring a full service dermatology practice directly to you. From skin cancer screenings to cosmetic services, OnSpot has it all!

Lee Health Blood Mobile visited Paseo in December

Bike Medic

Better than a Bistro

- Offering signature meats & seafood for purchase

Trulli Meals

- Offering authentic Italian pastas & ready to eat dishes



Event Photos



Event Photos



Value Optimization

Vendor	Impact Summary	Value Added
Aquatic Custom Pools	Repair to underground water leak at the kiddie splash pad	Potential Savings of \$1000s each Year
TOAST	New Point of Sale System which will increase efficiency	Voids and refund have gone down each month
Superb Mechanical	A more efficient AC unit for the theater	Energy costs have gone down

Value Optimization has saved the Association thousands of dollars and adds service value from vendors



Looking Forward

2021 Action Plan

- Theater Carpet Replacement
- Pub Flooring
- Card Room Flooring
- Pickleball Court

Hospitality

- Rock the Village
- Fashion and Fizz
- Casino Night
- 4th of July Bash
- Wine and Jazz
- New Years Eve

Projects

- Tiki Bar Renovation
- Fingerprint Reader
- Bistro Flooring
- Lagoon Pool Resurface

Paseo Master Association & KWPMC are working together to plan for the future



Association Team

Maintenance Committee

Dave Cabell

Mike Buechlein

Jim Heether

Pickleball Committee

Lynda Adler

Kathy Metcalfe

Char Wendel

Jan Gibson

Ann Garvelink

Bob Sowerby

Kathleen Hillman

Tom Doyle

Design Review Committee

Kathleen Palaia

Patricia Barone

Joette Brems

George Allan

Ralph Anderson

Ron Bendell



GREAT Values

G Greet Everyone
R Respect
E Empowerment
A Accountability
T Trustworthy and Transparent

Our Mission Statement

“To provide the highest quality property management service including exceptional accounting, knowledge-based maintenance and dedication to superior customer service and hospitality.”



KWPM Team

Property Management

Tracy Duhaney, District Manager

Adam Radler, General Manager

Jessica Getlik, Activities Director

Tyler Viens, Recreation Manager

Jeremiah Malave, Amenities Supervisor

Brandon Watchowski, Admin Assistant

Chief Engineer

Chris Destillo

Member Services Supervisor

Jennifer Nodarse

Accounting

Rosy Barillas-Eva, Accountant

Amanda Diaz, AP Associate

Judith Zamora, AR Associate

Food & Beverage Management

Dane Sweet, Executive Chef

Bronwen Dutch, Sous Chef

Melissa Ward, F&B Manager



KWPM Team

Food & Beverage

Yolanda Roberts

Lindsay Rios

Jacob Lynd

Melissa Haley

Christina Bradley

Rebekah Bunting

Katia Cruz

Maggie Gorman

Zack Grubb

Allicia Harrington

Kristy Lanzaro

Sara Rathburn

Dustin Greenwell

Pam Altman

Engineering/Housekeeping

Hubert Ronda

Kenia Vega

Jashard Jackson

Member Services

Anastasia Trusty

Miriel Vazquez





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