

PONDEROSA PARK CIVIC ASSOCIATION, INC
MEMBERSHIP Meeting -- Tuesday, November 11, 2025 7:00pm

PLEDGE TO THE FLAG AND MOMENT OF SILENCE:

ROLL CALL: Present are: Mary Lou Eckstein- President; Duane Kovacich- First VP; Laura Thomas- Treasurer; Mike Daly- Asst. Treas; Cindy McLemore- Secretary; Dee McGlynn-Dir(2yr.); Karen Lynn- Dir (1yr); Sherri Esch- Dir; Ruth Wilber-Dir; Greg Kuczewski-Sgt-at-Arms. Excused: Tom Foozer-2nd VP; Sharron Such- Asst. Secretary; Absent: Jerry Lee-Dir(3yr); John Knab-Dir (1yr)

MINUTES OF PREVIOUS MEETING: meeting notes passed out. Motion to accept: Patty Smith. 2nd: Dee McGlynn. Members voted. Minutes accepted.

TREASURER'S REPORT: Mike Daly, Asst Treas. passed out treasurer's report. Current Cash Status From All Sources: As of 3/31/2025 - \$305,720.00. As of 10/31/2025 - \$216,917.00. Monthly:10/1/2025 - 10/31/2025 is: \$1,080.00. Expenses are: -\$30,035.61. Overall Total is -\$28,955.61. Dan Cote made a motion to accept the treasurer's report. Karen Lynn- 2nd. Motion passed and accepted.

LADIES AUXILIARY: Ruth Wilber, Chair: Meeting Nov 21, 2025. Noon. Marie Burbank is collecting (new) children clothes for school kids ages K-7th grade: Moon Lake; Gulf Highlands; Schraders.

COMMITTEE REPORTS:

Compliance Committee: Ruth Wilber, Chair:

- 12310 Longhorn Dr- Criminal Complaint for underaged female residing in the park. We are awaiting a new court date for this matter.
- Ruth advised the committee is working on two (2) other underaged persons as well as two (2) unlicensed golf carts. Also, one (1) unregistered pick up reported to Code Enforcement -and has issued a citation giving owner ten (10) days to remove or it will be towed.

OLD BUSINESS: Mary Lou discussed all the summer improvements: Windows, Pool, Painting, numerous projects completed. Very happy to report the 10TON AC UNIT with duct work is completed.

****Volunteer Sheets are available in the office. Please volunteer!**

TEE-SHIRTS: Karen Lynn is willing to look into PPCA shirts if enough people are interested- will bring up again at December meeting.

ELECTIONS: Mary Lou recently appointed Jerry Lee and Sherri Esch Directors, and Mike Daly as Assistant Treasurer, as we had two people resign due to health issues. We need people to step up and volunteer.

New PHONE BOOK: All changes must be in by the Dec 9th Membership Meeting to Karen Lynn or office. *Smal Air* will be in back page of new Phone Book.

NEW BUSINESS:

POT HOLE # 727-834-3611 - tell them we need a PATCHING - (they do a better job!)

TICKETS on sale in office: Fish Fry 12/5; Pancake Breakfast 12/13; Ice Cream Social 12/20 etc.

Duane Kovacich advised he needs volunteers for the 12/5 Fish Fry. Takes about 22 people!
There were no *new* people attending tonight's meeting.

AJOURNMENT: Mike Daly made a motion to adjourn. Sam Ford 2nd it. Meeting adjourned at 7:55PM

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PONDEROSA PARK CIVIC ASSOCIATION, INC
MEMBERSHIP Meeting – October 14, 2025 7:00pm

PLEDGE TO THE FLAG AND MOMENT OF SILENCE:

ROLL CALL:

<input checked="" type="checkbox"/> MaryLou Eckstein, Pres.	<input checked="" type="checkbox"/> Cindy McLemore, Sec.	<input type="checkbox"/> Karen Lynn, Dir (1yr)
<input checked="" type="checkbox"/> Duane Kovacich, 1 st V.P.	<input type="checkbox"/> Sharron Such, Asst Sec	<input checked="" type="checkbox"/> Sherri Esch, Dir
<input type="checkbox"/> Tom Foozer, 2 nd V.P.	<input checked="" type="checkbox"/> Jerry Lee Dir (3yr)	<input type="checkbox"/> Ruth Wilber, Dir
<input checked="" type="checkbox"/> Laura Thomas, Treas.	<input type="checkbox"/> Dee McGlynn, Dir (2yr)	<input type="checkbox"/> Greg Kuczewski, Sgt. At Arms
<input checked="" type="checkbox"/> Mike Daly, Asst Treas.	<input type="checkbox"/> John Knab, Dir (1yr)	

x = present * = excused ** = absent Z = on zoom

MINUTES OF PREVIOUS MEETING: Were given to members at the meeting. Laura Thomas motioned to accept minutes. Mike Daly 2nd. Members voted. ``Minutes were accepted.

TREASURER'S REPORT: Laura Thomas passed out the treasurer's report. Current Cash Balance From All Sources: \$305720.00 as of 3/31/2025, and \$239,031.00 as of 9/30/2025. Monthly: 9/1/2025—9/30/2025 is: Income was \$339.00. Expenses were \$29,982.83. Genevieve Van Steen made a motion to accept treasurer's report. Dave Palmer 2nd. Motion passed and accepted.

LADIES AUXILIARY: Ruth Wilber, Pres. Excused.

COMMITTEE REPORTS:

Compliance Committee: Ruth Wilber, Chair, excused.

Mike Callan spoke and advised that his under aged occupant would be gone by 10/20/2025 3pm.

- Mary Lou Eckstein reported that the Judge issued a warrant for 12310 Longhorn Dr for under aged occupant (R.V.), if not vacated from residence by Oct 20th, 2025 , 3:00pm.
- Kudos to the 19 residents on our Sept 30th "Lawn/Yard List" that were removed from the list.

DEED RESTRICTIONS/BY LAWS Committee: Ruth Wilber: Excused.

Mary Lou advised both the Board and Deeds Committee will be reviewing Deed Restrictions in November

MAINTENANCE:

- See attached 'PONDEROSA PARK PROJECTS COMPLETED' list.
- Four (4) pool umbrellas have been purchased. One (1) table is to be replaced.
- **Pool Gate must be shut/locked at all times.** Pool keys are available in the office.
- 'Pool Bathrooms' are finished. Residents are NOT to use club house bathrooms when using the pool. Water/slip & fall hazard is created from wet floors.

NEW BUSINESS:

- **Club House air conditioning:** Mary Lou advised she has received three (3) estimates to replace the 10Ton unit and all duct work. Questions/Answers: Yes, bidders are licensed and insured. 5 yr Compressor warranty. 1 yr warranty all other parts and labor. Maintenance Contract in progress. After discussion of bids, Patty Smith motioned that Scott from 'SMALL AIR' be awarded the bid for \$46,000.00. Diane Graham 2nd. Motion passed and accepted. 87 members in attendance.
- Duane Kovacich spoke: pool needs a new pool meter; estimated at \$400.00. A Timer/blubbler is also needed. He will get estimate.
- Doc Wood spoke about golf carts. A motion was made by a member to form a small group to gather information about 'licensing OR not licensing golf carts in Pasco County' to present at a future Board Meeting. Motion was 2nd by another member, and passed.
- New Phone Books will be out in January, 2026. Changes to your personal information should be directed to Karen Lynn or the office.
- New and/or 'new to Membership Meetings' Residents were: Mary Ann Sigismondi, Genevieve Van Steen, Sam and Marlene Ford and Kerry Williams. WELCOME!!

NEXT MEMBERSHIP MEETING IS TUESDAY, NOVEMBER 11, 2025, AT 7:00PM IN THE CLUB HOUSE.

ADJOURNMENT: Motion to adjourn made by Patty Smith. 2nd by Karen Flasher. Adjourned at 7:35pm.
Minutes Submitted By Cindy McLemore, Secretary 10/16/2025

PONDEROSA PARK CIVIC ASSOCIATION, INC
Membership Meeting – May 13, 2025 7:00pm

PLEDGE TO THE FLAG AND MOMENT OF SILENCE:

ROLL CALL:

<input checked="" type="checkbox"/> MaryLou Eckstein, Pres.	<input checked="" type="checkbox"/> Cindy McLemore, Sec.	<input checked="" type="checkbox"/> Jerry Lee, Dir (3yr)
<input checked="" type="checkbox"/> Duane Kovacich, 1 st V.P.	<input checked="" type="checkbox"/> Sharron Such, Asst Sec	<input checked="" type="checkbox"/> Dee McGlynn, Dir (2yr)
<input checked="" type="checkbox"/> Tom Foozer, 2 nd V.P.	<input checked="" type="checkbox"/> Greg Kuczewski, Sgt. At Arms	<input checked="" type="checkbox"/> John Knab, Dir (1yr)
<input checked="" type="checkbox"/> Laura Thomas, Treas.	<input checked="" type="checkbox"/> Michael Daly, Dir (3yr)	<input checked="" type="checkbox"/> Karen Lynn, Dir (1yr)
<input checked="" type="checkbox"/> Anna Parker, Asst Treas.	<input checked="" type="checkbox"/> John McCallister, Dir (2yr)	

x = present * = excused ** = absent z = on zoom

MINUTES OF PREVIOUS MEETING: Minutes were passed out. Motion to accept minutes made by Dee McGlynn. 2nd by Patty Eccles. Minutes approved and accepted.

TREASURER'S REPORT: Laura Thomas advised the current cash balance as of 4/30/2025 is \$209,575.00, per attached report. Motion to accept report made by Cindy McLemore. 2nd by Scott Keith. Report was accepted.

COMMITTEE REPORTS:

Compliance Committee: Ruth Wilber:

- Hearing re: Unlicensed golf carts for 7405 Cascade Dr held May 7th. The resident spoke out at meeting against licensing of golf carts regardless of PPCA Deed Restrictions. Resident advised he prefers his lawyer to handle.
- PPCA's lawyer advised he will attempt to recover fees for recent 12310 Longhorn Dr court case.

Deed Restrictions/Bylaws Committee: Ruth Wilber: Asked Board Members to review Deed Restrictions for fall meeting.

OLD BUSINESS:

NEW BUSINESS:

- New WINDOWS for Rec Hall are here. Installation to be determined this summer.
 - VEHICLE PARKING ON DRIVEWAY ONLY. Residents may not park on lawn or stones.
 - SUMMER HOURS: Begin May 14th. Wednesdays only. 10:00am to Noon. Anyone needing help may contact MaryLou Eckstein at 727-862-3865. Personal number is in our directory.
- POOL: Duane Kovacich advised the pool heaters are working. However, the pool is closed til Thursday due to Pool Medic and Electrician coming for installation of new motor. The County Inspector was here May 9th and the pool passed inspection.

DISCUSSIONS:

- Resident brought up the poor condition of our roads. People must call the county to have patches put in pot holes.
- Resident asked what days trash/recycle occur and suggested listing in the Pioneer Newsletter.
- We welcomed first time Membership Meeting couple: The 'Keith's'

A motion to adjourn the meeting was made by Mary Lee. 2nd by Gladys Landmark. Meeting was adjourned at 7:45pm.

Minutes Submitted by Cindy McLemore, Secretary

PONDEROSA PARK CIVIC ASSOCIATION, INC
Membership Meeting – April 8th, 2025 7:00pm

CALL TO ORDER: by Mary Lou Eckstein, Preseident at 7:00pm

PLEDGE TO THE FLAG AND MOMENT OF SILENCE

ROLL CALL:

<input checked="" type="checkbox"/> _x_MaryLou Eckstein, Pres.	<input checked="" type="checkbox"/> _x_Cindy McLemore, Sec.	<input type="checkbox"/> _*_John Knab, Dir (2yr)
<input checked="" type="checkbox"/> _x_Duane Kovacich, 1 st V.P.	<input checked="" type="checkbox"/> _x_Sharron Such, Asst Sec	<input checked="" type="checkbox"/> _x_Karen Lynn, Dir (2yr)
<input checked="" type="checkbox"/> _x_Tom Fooser, 2 nd V.P.	<input checked="" type="checkbox"/> _x_Greg Kuczewski, Sgt. At Arms	<input checked="" type="checkbox"/> _x_Doug Bast, Dir (1yr)
<input checked="" type="checkbox"/> _x_Laura Thomas, Treas.	<input checked="" type="checkbox"/> _x_Dee McGlynn, Dir (3yr)	<input checked="" type="checkbox"/> _x_Jerry Lee, Dir (1yr)
<input checked="" type="checkbox"/> _x_Anna Parker, Asst Treas.	<input checked="" type="checkbox"/> _x_John McCallister, Dir (3yr)	

x = Present * = Excused ** = Absent

MINUTES OF PREVIOUS MEETING: a Motion to accept minutes was made by Dan Cote. Seconded by Patty Eckles. Motion passed.

TREASURER'S REPORT: Laura Thomas reported the current cash balance from all sources as of March 31st, 2025, is \$305,720.00. She reviewed the Expenses and Budget for March 1 – 31, 2025. Motion to approve Treasurer's Report by Dan Morin. Seconded by Doug Bast. Motion approved.

LADIES AUXILIARY: Ruth Wilber, President, advised the last meeting of April 18th has been changed to April 11th, 2025. Pizza and Salad will be served for lunch. The SILENT AUCTION brought in \$1,601.00 for Charity.

COMMITTEE REPORTS:

Compliance Committee: Ruth Wilber: The committee held two hearings for residents with unlicensed golf carts, and two hearings for residents with underage occupants. Ruth advised various other lesser infractions were discussed and resolved.

Deed Restrictions and ByLaws Committee Report: Ruth Wilber: Nothing to report.

Maintenance Report: Doug Bast: Attached April 4th, 2025 Report; new toilets in pool bathrooms; new vinyl in shuffleboard court shelters; sidewalks and parking lot power washed; newly painted parking lot lines and curbs. Many thanks gentlemen for your volunteer work. Doug Bast, Bud Daniels, Don Morin, John Bruley, Dan Cote, Walter & crew.

OLD BUSINESS:

WEBSITE REGISTRATION: Come into the office if you have any problems signing on.

CALLLEN: No news to report.

POOL BATHROOM & GATE: Pool Bathroom door and pool gate must be LOCKED at all times.

BUDGET: Laura Thomas discussed per handout.

NEW BUSINESS:

POOL HEATER AND GATE: One heater needed maintenance and under warranty. Various tiles around the edge of the pool had to be replaced (\$600.00). All the tiles need replacing. Will be installed this summer (\$3,000.00). Also, a new spring will be put on the pool gate. No Vaping inside pool gate. Suggest residents use 'ear plugs' for music/sports listening inside pool gate. The \$3,600.00 was approved by the Board at April 4th, 2025 Board Meeting.

WALTER: Made over \$400. with the scrap metal collected in the park. (Goes into General Fund.)

WINDOWS:

DEED RESTRICTIONS: New Office Policy: Office will discuss Item #10. regarding restrictions on golf carts and they must initial it confirming that they are now aware of the park's restriction. This will be made part of their file. Discussed a QUORUM (60 PROPLE) is required to pass new restrictions.

NEXT MEETING: Next meeting is Tuesday May 13th, 2025, at 7:00pm in the Clubhouse.

Motion to Adjourn: by Laura Thomas. Seconded: Karen Lynn. Meeting Adjourned at 7:35pm.

Minutes by Cindy McLemore, PPCA Secretary

PONDEROSA PARK CIVIC ASSOCIATION, INC
Membership Meeting –March 11, 2025 7:00pm

CALL TO ORDER:

PLEDGE TO THE FLAG AND MOMENT OF SILENCE:

ROLL CALL:

x__MaryLou Eckstein, Pres.	x__Cindy McLemore, Sec.	x__Dee McGlynn, Dir (2yr)
x__Duane Kovacich, 1 st V.P.	x__Sharron Such, Asst Sec	*__John McCalliste, Dir (2yr)
x__Tom Foozer, 2 nd V.P.	x__Greg Kuczewski, Sgt. At Arms	x__John Knab, Dir (1yr)
x__Laura Thomas, Treas.	x__Jerry Lee, Dir (3yr)	x__Karen Lynn, Dir (1yr)
*__Anna Parker, Asst Treas.	x__Mike Daly, Dir (3yr)	

x = present * = excused

MINUTES OF PREVIOUS MEETING: Were handed out. Motion to accept Minutes by Dan Cote.

Seconded by Bob Bechard

TREASURER'S REPORT: Was handed out by Laura Thomas, Treasurer and discussed: Current Cash Balance from all sources: \$305,088.00.

LADIES AUXILIARY: Ruth Wilbur, President: The next meeting is March 21st; Spring Fling and Auction is March 26th, chaired by Karen Flasher: Last meeting is April 18th, 2025. (until Fall of 2025)

COMPLIANCE COMMITTEE: Ruth Wilbur, Chair: 2 letters were sent to residents with unlicensed golf carts; 2 letters sent regarding under aged occupants living in the park. Hearings set for March 21st and April 2nd. A few other small problems were reported.

MAINTENANCE REPORT: Doug Bast: Due to rainy weather, shuffleboards were not painted, nor south west light fixture installed. This was Doug's last meeting before he and Marian leave the park. He thanked the many volunteers, and the Board thanked them for all their volunteer hours.

OLD BUSINESS:

- **ONE BLOOD:** Blood drive was successful and will come back again in the fall/winter.
- **WEBSITE REGISTRATION:** about 70 registered presently. Residents are requested to register.
- **CalLEN:** and Ruthie attended court on February 26th. They are 'in contempt of court' and Ruthie was told to vacate the park (Callen's) within 48 hours. She may visit and attend her patient. The Court Order is good and active for months. She may not spend the night in the park.
- **POOL BATHROOM:** was clogged again. Plumber advised we have "low flow" toilets and must hold the handle down for 3 seconds to alleviate the problem.
- Sold 185 tickets for the FISH FRY this month!

NEW BUSINESS:

- The Park made \$897.00 from scrap metal collected from October, 2024 through January, 2025
- The 2025 BUDGET was handed out and discussed. Vote resulted in a quorum. Motion to accept budget by Bob Bechard. Seconded by John Bruley.
- A locked bicycle under a carport on Cascade Dr was stolen around 10:00am today. Bolt cutters were used. Advised residents to be vigilant.
- A reminder that when people are in the club house for events, all doors with dead bolt locks must be unlocked.

A motion to adjourn was made by John Knab. Seconded by Karen Lynn. Meeting was adjourned.

Minutes presented by Cindy McLemore, Secretary, 3/20/2025