

Paradise Shores Apartments. Inc  
Board of Directors Meeting - Clubhouse  
February 06, 2024 - 7:30 PM

President Wally Maire called the meeting of the Board of Directors to order at 7:30 pm.

**Roll Call:** Acting Board Secretary Cathy Sweeney conducted the roll call of the Board of Directors.

**Directors/Alternate Directors:** Dennis Hans, Larry Brenner, Cathy Sweeney, Bobby Raposa, Cindy Fusco, Wally Maire, Bruce Lawrie, Bill Fertig, Barbara Ward.

**Directors at Large:** Vincent Castellucci, Tina Morrison, Denny Wabnitz

**Consideration of Agenda:** Larry Brenner, Wally Maire, Denny Wabnitz report on DeSantis Management company.

President Wally Maire asked that before the meeting continued that Welson and Steve from Green Coast Roofing and Solar give an update of the roofing project. Weldon reported that to date work is in progress on buildings 12, 14 and 4. He explained the scope of work, and answered questions from Board members and Owners.

DeSantis Management Company: Larry Brenner gave a report as to his concerns with the pro and cons of the hiring of Mr. DeSantis as did Wally Maire and Denny Wabnitz. All three went to Five Towns to get opinions from Members of the Boards and as well as Owners. There was a lengthy discussion regarding management from both the Board members as well as owners. Not obtaining financials on time was a concern.

**President's Comments:**

1 : President Wally Maire said the feeding of animals has to stop.

2: Smoking of medical marijuana: Florida states that medical marijuana cannot be used in a public place. We are just asking that you follow the law and be considerate of your neighbors.

3: Kitchen: Food bank items are on the table and in the refrigerator in the recreation hall. The kitchen belongs to the social committee, there are plenty of signs in the kitchen stating this. So please stay out of the kitchen. We do not want to lock the kitchen as it belongs to all of us.

4: On Sept 26, 2021 a notice and e-mail was posted about the infrastructure expenses we are facing they are as listed

1: Roofs 8 to be replaced

2: Sewer lines repair building 8 & 9

3: Pool needs repair and new marcite finish applied.

4: Parking lots need repaired and striped

5: Carports- washing, repaired and painted

6: Gas lines- replacement of gas supply lines

7: Electric lines within apartments.

8: Water line replacement of underground H&C

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9: Funding for these expenses will be raised by special assessment.

With that being said this notice went out 2 ½ years ago, so everyone had time to prepare.

**Members (owners) comment period:**

There was much discussion on the pros and cons of hiring a management company. As was stated there is no perfect management company.

Requestions for information are not being answered.

Web site is not being updated

Financial reports are not being provided

**Approval of the previous minutes\*:**

Nov 14, 2023, Dec 06, 2023, Jan 10<sup>th</sup> 2024 (3) Board Meetings

A motion to approve the November 14th ,2023 minutes as written was made by Tina Morrison 2nd by Larry Brenner. After much discussion a motion was made by Vincent Castellucci 2nd by Bruce Lawrie to retract the motion.

Motion carried

A new motion will be made at the next meeting to approve the revised November 14,2023 minutes

A motion to approve the December 06th, 2023 minutes as written was made by Tina Morrison 2nd by Wally Maire.

Motion carried

A motion to approve the December 12th, 2023 minutes as written was made by Denis Hans 2nd by Wally Maire.

Motion carried

A motion to approve the January 10th minute-assessment as written was made by Denis Hans 2nd by Larry Brenner

Motion carried

A motion to approve the January 10<sup>th</sup> 2024 minutes-roof costs as written was made by Denis Hans 2<sup>nd</sup> by Denny Wabnitz.

Motion carried.

A motion to approve the January 10th minutes -management company as written was made by Tina Morrison 2<sup>nd</sup> Wally Maire.

Motion carried

**Treasurers Report\*:** see attachment

Treasurer Scott Rasbach reported that Truist Bank Operating Account 5284 \$7,448.87

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Total reserve and restricted accounts \$1, 390,140.24

Total in all funds of \$1,397,589.11

Special Assessment total funds available after payments to date and deposits 2-1-24.  
\$93,035.24

A motion to approve the treasurers report as read by Treasurer Scott Rasbach was made by Larry Brenner 2<sup>nd</sup> by Barbara Ward

Motion: Carried

Assessment payments were due on February 15, 2024, however there is a grace period until February 29th, after that time there will be a \$10, late fee and 10% to maybe 18% per year.

**Correspondence:**

**Committee Reports:**

**Blue Book:** Bill Schaffer reported that the committee will in meet in the next three weeks.

**Budget\*:** no report

**Contract:** no report

**Compliance:** President Wally Maire asked that we follow the rules.

**Election:** Beth Hesselton reported that the election package was distributed, if you have not received your copy, please contact the office. Those wishing to run as candidates for Director, Alternate Director or Director at Large must do so before Feb15, 2024 as this is the last day to sign up. Please see her. Election date is March 26<sup>th</sup> 2024.

**Fining:** Wally stated there are 3 people on the committee, the Board will determine the fines.

**Grounds/Landscaping:** no report

**Insurance:** Scott reported that that he and Wally have been in communication with insurance broker. He is hopeful for positive feedback.

**Legal Affairs:** no report

**Maintenance:** Denny reported carport and plumbing issues are being addressed.

**Neighborhood Watch:** no report

**Sales & Rentals:** no report

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**Specifications:** no report

**Old Business**

**Patios:** President Maire remain on agenda

**Building #9 and 8 plumbing:** Meetings have been held with Blue Works and they are seeking other companies regarding our pipe lines.

Remain on the Agenda

**Ways & Means Committee:**

Remain on the Agenda

**Windows Specification:** no report

**Parking:** Remain on agenda for incorporation into our rules and publication to owners.

**New Business:**

**Pool Heaters:** Wally said the Board voted on gas heaters but changed to electric heaters, our old gas lines were rotted.

**Laundry contract:** Bobby Raposa and his committee are getting close to a contract for new machines.

**Reading of Board minutes\*:**

A motion to waive reading of minutes as per attorneys advise was made by Cathy Sweeney<sup>2nd</sup> by Wally Maire

Motion carried

Board members are responsible to read the draft minutes and report any discrepancies to the Secretary in advance so they can be approved at the next Board meeting.

**FROM ATTORNEY:**

\* I agree that ARTICLE II, Section 8 of your By-Laws includes, in the order of business of Board meetings, “[reading of minutes of last meeting.” However, it is also always proper for any Director to make a motion to “waive reading” the minutes and approve the minutes as written (or, if necessary, with revisions). So, as you say below, make sure you have distributed the minutes to the Board in advance of the meeting, and ask for a motion to “waive reading the minutes of the (date) Board meeting and approve the minutes as written.” There’s no legal requirement to actually read the minutes. You’ll have them in the Association’s Official Records and they are available to inspect/copy upon written request by any owner.

**Resignation of Tina Morrison as Secretary\*** A letter of resignation was received from Secretary Tina Morrison. Tina will remain on the Board as Director at large.

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**Nomination for Secretary**

A motion to nominate Cathy Sweeney as Secretary was made by Bruce Lawrie 2<sup>nd</sup> by Denis Hans  
Motion carried

**Roofing project update:** Report given by Weldon

**Presidents closing comments:**

I agreed to fill the President position until February's election. So, February has come but the election is gone until the end of March. However, I will stay on until this election.

I enjoy helping out being President and being President has enabled me to do that, I admit there have been days that got my blood pressure up but I am hanging in there.

This criticism and abuse I have experienced have caused me to seek assistance from the association's Attorney, to verify that I have done things properly and by the rules.

In the next few months while I am still President, I will continue to be a good fiduciary which means my goal is always for the best interest of Paradise Shores. My goal is to get as many overdue projects in place by election time. As an owner not a President I like to give my opinion on the election, and the management company. When you are choosing your building Directors, choose wisely as this is a responsible position that requires a lot of time. Chose one that will be good for your building. As an owner after seeing for myself how much time it involves as an officer, I suggest this management company put in place ASAP.

I want to thank all those that have truly supported me, please continue to support your Board of Directors.

For all their time and hard work for you and the association

I will be out of town for the next week, Denny, Bobby, and Nelson will be on site to handle any and all issues.

Announcement of next meeting March 12. 2024 7:30 pm

**Adjournment of meeting:**

A motion to adjourn the meeting was made by Larry Brenner 2<sup>nd</sup> Denny Wabnitz.  
Motion carried.

Meeting adjourned at 9:00pm

Cathy Sweeney  
Board Secretary