

Paradise Shores Apartments, Inc.
Board of Directors Meeting-Recreation Hall
April 09, 2024-7:00PM

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

Board Secretary Cathy Sweeney conducted a roll call of the Board of Directors.

Directors/ Alternate Directors: Wally Maire, Dennis Hans, Larry Brenner, Cathy Sweeney, Bobby Raposa, Cindy Fusco by phone, Bruce Lawrie, Barbara Ward, Dennis Moore
Directors at Large: Denny Wabnitz, Tina Morrison.

Consideration of Agenda: No items

Members (owners) comment period. Comments on: name change, liens for the \$14,000 contractor deposit, process for special assessment payments, stairs building # 8, installing a shed, guard shack removal, LOC.

Approval of the previous minutes*:

A motion to approve the Board minutes of March 12, 2024 as distributed was made by Dennis Hans 2nd by Bruce Lawrie. Motion carried

A motion to approve the Executive Meeting Insurance minutes of March 20, 2024 as distributed was made by Tina Morrison 2nd by Barbara Ward. Motion carried

Treasurers Report*: Treasurer Scott Rasbach, provided the following reports which are available at the office. Cash position, review of budget thru March 2024, update on special assessment funds/roofing project. Roofing/ Special assessment Cash Flow estimate, Roofing Project in Progress.

A motion to accept the treasurers report was made by Barbara Ward 2nd by Larry Brenner. Motion carried.

Committee Reports:

Blue Book: Bill Schaffer urged the Board to go forward with a name change. He noted that a 75% of owners is required for the name change.

Budget: no report

Contract: no report

Compliance: no report

Election: move to new business

Fining: move to new business

Grounds/ Landscaping: no report

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Insurance: Scott reported that having our roofs done saved us money, we are now in the admitted market, better coverage with a lower cost. Hazzard insurance is \$404,134.17 however this is not firm as an inspection and evaluation still has to be done by Citizens. The current value of our property as of now is evaluated at \$47M and we are under Florida Guarantee Association.

Legal Affairs: no report

Maintenance: no report

Neighborhood Watch: no report

Sales & Rentals: no report

Specifications: no report

Old Business:

Patios: remain on agenda

Ways & Means Committee: Building 8 & 9 plumbing remain on agenda

Window Specifications: remain on agenda

Parking: remain on agenda

Our Property Management Contract with Louis DeSantis Management Company has been signed and the effective date is June 01, 2024.

Laundry update: Bobby gave a progress report on new washers and dryers. He is working on having the old equipment removed and also working with the new company. Owners will be updated as things progress.

New Business:

Election

Appointment of Election Committee Chairperson

A motion to appoint Ivan Schreur Chairperson of Elections Committee was made by Tina Morrison 2nd by Larry Brenner. Motion carried

Ivan Schreur presented a committee report requesting the Board approve the impartial committee; Jim Lynch, Linda Lynch, Susan Russon, Cheryl Dowhanycz, Nancy Carfora, Lucy Colon.

Appointment of impartial Election Committee Members

A motion to appoint the impartial committee members was made by Tina Morrison 2nd by Dennis Hans. Motion carried

Appointment Ivan Schreur & Lucy Colon as Assistant Secretaries

A motion to appoint Ivan Schreur and Lucy Colon as Assistant Secretaries was made by Tina Morrison 2nd by Dennis Hans. Motion carried

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ONR- Not Renew Contract

A motion to not renew our contract with ONR was made by Larry Brenner 2nd by Tina Morrison.
Motion carried

Dave Blidy contract-Termination

A motion to terminate the contract with David Blidy effective July 10, 2024 was made by Cathy Sweeney 2nd by Bruce Lawrie. Motion carried. 1 No

Hire an additional maintenance tech on a temporary basis until caught up on work

A motion to hire an additional maintenance tech was made by Wally Maire 2nd by Cathy Sweeney

Motion failed 6 No

Hiring of a professional cleaning service company

A motion to hire JAPOSID cleaning service in an amount not to exceed \$4,300 (as we are still negotiating) was made by Tina Morrison 2nd by Barbara Ward

Motion carried. 3 No

Hire a maintenance supervisor

A motion to hire a maintenance supervisor with the qualifications and salary to be determined by the Board was made by Dennis Hans 2nd by Tina Morrison

Motion carried 4 No

A motion for the Board to enter into a collection policy for unpaid assessments was made by Barbara Ward 2nd by Tina Morrison. This will update our existing 2008 policy

Motion carried

Line of Credit: A motion to approve a \$500,000 line of credit from Truist Bank was made by Barbara Ward 2nd by Wally Maire.

Motion carried 2 No

FPAT Study

A motion to hire Felten Property Assessment Team to conduct an updated FPAT study was made by Cathy Sweeney 2nd by Bruce Lawrie. Motion carried 1 No

Roofing project is progressing, presently working on building # 7. Waiting on metal caps to finish the other buildings.

Social Committee request to purchase and install a shed as per code

A motion to get a material alteration vote from the owners for the installation of a shed was made by Barbara Ward 2nd by Dennis Hans

Motion carried

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Approval of Blue Book Committee Charter

A motion to table the approval of the Blue Book Committee Charter was made by Cathy Sweeney 2nd by Larry Brenner. Motion failed

A motion to approve the Blue Book Committee Charter was made by Barbara Ward 2nd by Wally Maire. Motion carried 1No

Approval to move forward to change the name of the Association.

A motion to move forward with a name change for the Association was made by Barbara Ward 2nd by Larry Brenner. Motion carried

Approval on Fining Committee members. Item tabled until next meeting

Offsite secure storage records-recommended by our auditor.

A motion to table until our records are organized was made by Wally Maire 2nd by Larry Brenner. Motion carried

Remodeling by Owners: Approval must be received from the Board prior to any remodeling as per our documents.

Director, Larry Brenner asked that two court case verdicts be added to the official Board minutes.

Discussion on guest spots at the end of buildings will continue to be discussed.

President's closing comments:

Next meetings:

May 7th 2024 7:00pm Annual Meeting & Election

May 14th, 2024 7:30pm Board Meeting

Adjournment of meeting:

A motion to adjourn the meeting was made by Larry Brenner 2nd by Tina Morrison.

Motion carried

Meeting adjourned at 9:35pm

Cathy Sweeney
Secretary