

Paradise Shores Apartments, Inc.
Board of Directors Special Meeting-Recreation Hall-
October 29, 2024-6:30PM -Approved 2024 11 12

Vice President Bruce Lawrie called the meeting of the Board of Directors to order at 6:30 pm.

Roll call: Cathy Sweeney, Secretary

Directors/ Alternate Directors: David Davison, Dennis Hans, Cathy Sweeney, Robert Raposa Tina Morrison (Zoom), Wally Maire (Zoom), Bruce Lawrie, Gregory Miller, Barbara Ward (Zoom). Directors at Large: Denny Wabnitz, Nelson Anglero.

Louis DeSantis was also in attendance.

Approval of the Minutes June 24, July 09, August 08, 2024 as distributed. *

Meeting of June 24 was cancelled. A motion to approve the cancellation for the record was made by Dennis Hans 2nd by David Davison. Motion carried

A motion to approve the July 09 minutes was made by Bruce Lawrie 2nd by Barbara Ward
Motion carried

Meeting of August 28 was cancelled. A motion to approve the cancellation for the record was made by David Davison 2nd by Dennis Hans. Motion carried

Treasurer's Report*:

Treasurer David Davison reported the following balance as of Sept 30, 2024

Operating account # 5284 \$ 9,256.75, # 3145 \$253.00

Special assessments checking # 0804 \$18,343.50, # 0812 \$135,884.34

Insurance/ Contingency # 7550 \$301,517.75, # 6700 \$239,735.00

Reserve asset totals \$1,563, 187.81

Total Liabilities and Equity \$2,092,336.20

A motion to accept the treasurers report was made by Greg Miller 2nd by Denny Wabnitz.
Motion carried.

Committee Reports*:

Finance: David gave report included in his treasurer's report see attachment.

Contracts: under new business

Governing Documents*: Sonja presented a proposed amendment for name change.
The attorney recommended that all Board members review the language.

Election Committee: no report

Grounds Committee: Mark reported that work is in progress, he stated there is to be no planting at this time. Sand bags will be picked up by our maintenance staff after Thanksgiving, please place the bags outside the carport next to a post.

Sales & Rentals: no report

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Specifications: no report

Maintenance Committee*: Scott reported that building 5 was damaged by hurricane Helene by debris flying over the building. No roofs were damaged by hurricane Milton. Fire Department inspection was done. Robert Green and James Owners are no longer employed by Paradise Shores. Nick Dunn is a new hire. See report from Scott which includes some future proposed initiatives.

Insurance Committee: Scott reported that we have been notified that our coverage will be taken out from Citizens by Secura. Secura must keep our coverage for three years.

Parking: Scott reported that they are working on plans to put new parking procedures in place, as well as changing the parking designations.

Social Committee: Sonja reported that the Social Club is very active, she asked that owners participate in the functions put on by the Social Club.

Summer Committee: A motion to dissolve the summer committee was made by Denny Wabnitz 2nd by Dennis Hans. Motion carried

Prior Business:

Electronic Notices

Cathy reminded the owners that a standard consent form, prepared by our legal staff, along with an explanatory Association letter, was sent by mail to all homeowners. Those consenting to receive Official Notices via email from Paradise Shores Association must sign and date and return the form to the office in order to be on the email list for official notices. Without this signed consent form, the homeowner will not receive official notices via email from the Association. Please contact her or the office and we will get you the form.

Patios: Remain on the agenda

FPAT Reserve Study: David reported the report is being reviewed, some corrections may be required.

Roofing Project Update: Scott reported that all eight roofs have been completed, inspected and paid for.

Material Alteration- Shed - Tabled

Secure Records: Will be done at a later date

Members Comments: Questions on responsibility for screen, glass replacement etc.

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New Business:

Appointments for Open Directors.

Vacancies: Building 3, 5, 6 & 1 position Director at large.

3: Brian Lilloco and Bill Schaffer both accepted the position, after a roll call vote Bill Schaffer was declared the winner.

5: Suzan Swords and Dennis Moore both accepted the position, after the roll call vote Dennis Moore was declared the winner.

6: Debbie Jeffers accepted the position; she was declared the winner.

Director at large: Mike DeBrito and Joyce Mulcahy both accepted the position, after a roll call vote Mike DeBrito was declared the winner.

Picnic tables: Replacement tables were discussed, item was tabled

Pool Resurfacing*: A motion to hire The Pool Works at a cost not to exceed \$85,000 was made by David Davison 2nd by Dennis Hans. Motion carried

This will not be done maybe until October next year.

Paychex Contract* A motion to accept the contract from Paychex in the amount \$38.00 per month was made by David Davison 2nd by Bruce Lawrie. Motion carried

Charter/Spectrum Contact* A motion to ratify the four-year contract with Charter/Spectrum was made by David Davison 2nd by Dennis Hans. Motion carried

Management Firm Contract*: A motion to accept the contract with DeSantis for an additional 12 months- Dec 2025. at the same rate was made by Barbara Ward 2nd by Dennis Hans. Motion carried.

Repair & Paint Staircases: These will be done by an outside contractor. I have multiple quotes.

Repair Gemstone: The bid was \$75,000 for first floor only. We must discuss alternatives.

Roof Inspection Service Universal *: A motion to accept the contract with Universal Contracting in the amount of \$7,845.29 was made by Barbara Ward 2nd by Bruce Lawrie. Motion carried

Clubhouse Floor Resurfacing*: A motion to ratify the contract with Gulf Coast Flooring in the amount of \$8,449.00 was made by Dennis Hans 2nd by David Davison. Motion carried

Adjournment of meeting

A motion to adjourn was made by Denny Wabnitz 2nd by Greg Miller. Motion carried.

Meeting adjourned at 8:45pm

Secretary: Cathy Sweeney