

**APPROVED @ 12/10/2024 BOD MEETING**

Paradise Shores Apartments, Inc.  
Board of Directors Regular Meeting-Recreation Hall-  
November 12, 2024-7:30PM

Vice President Bruce Lawrie called the meeting of the Board of Directors to order at 7:30 pm.

Roll call: Cathy Sweeney, Secretary

**Directors/ Alternate Directors:**

Roll Call: Dave Davison, Dennis Hans, Bill Schaffer, Cathy Sweeney, Dennis Moore, Debbie Jeffers, Robert Raposa, Tina Morrison, Wally Maire, Bruce Lawrie, Greg Miller, Rebecca El Couhen, Chris Herrin, Denny Wabnitz, Nelson Anglero, Mike DeBrito, Jr

Vice President Bruce Lawrie stated that we will contact with our Attorney as to some controversy regarding the Director position of building # 5.

**Approval of the Minutes October 29, 2024 as distributed. \***

A motion to approve the Oct 29, 2024 minutes as distributed was made by Bill Schaffer 2<sup>nd</sup> by Mike DeBrito. Motion carried

**Treasurer's Report:**

Treasurer David Davison reported that there would be no treasurers report as it was given just 2 weeks ago and there have been no changes. However, he wanted to advise the Board that while he reported \$1.5 million in reserves, he is working on an accounting discrepancy of \$382,000 which is being worked on by the forensic accountants. We have cash on hand in the reserve account of \$1,180,866.36. He reported that approximately 7 owners have still to pay their assessments and this is in the hands of our attorney.

Blue Book: Bill Schaffer reported that mailers will be going out to the membership for a name change before the next Board meeting. 75% approval is required to have a name change.

Contracts-moved to New Business

Election Committee: Ivan Schreur reported that the Annual Election will take place on Feb 11, 2025, and Dec 13<sup>th</sup> will be the first mailing and the 1<sup>st</sup> day to file candidacy.

Fining Committee: John Schneider: no report one more member required for committee

Grounds Committee: Mark Morton reported they are watering now that the water has been turned on and they are working on a fence for 54<sup>th</sup> Avenue.

Insurance: Scott reported that we should make our property as attractive as possible to the insurance companies and be proactive. We need to address issues with the buildings, wiring, etc. and name change.

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Maintenance Committee: no report

Neighborhood Watch:\_ no report

Parking: on going

Sales & Rentals: no report

Social Committee: Sonja reminded the members of the Social Committee activities and asked they support them. She requested the following dates for the use of the recreation hall by the Social Committee\_Dec 12, 21,31, Jan 25, Feb 15, March 06, 07,08 and April 05.

Specifications: Wally Maire: no report

**Prior Business:**

Patios: remain on agenda

Parking: remain on agenda

FPAT Reserve Study: Dave reported that the revised FPAT has been received.

Material Alteration - Shed: remain on agenda

Record Storage remain on agenda

Repair and Paint Staircases: see new Business

Gemstone Repair: see new business.

Picnic Tables: Scott presented two possible types of tables; this will be reported on at Dec meeting.

Plumbing: On going work is being done to address issues in building 8 and 9, and other buildings. Sleeving was also discussed.

**Member Forum: 3 MINUTES COMMENTARY ON AGENDA ITEMS ONLY:**

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**New Business:**

Flood Insurance: David announced that we are in the process of paying the flood insurance.

**(DRAFT 2.0)** 2025 Budget\*: Dave asked for a motion to approve, **for membership distribution only**, the proposed 2025 Budget as presented to the Board of Directors by the Budget committee. A motion was made by Bruce Lawrie 2<sup>nd</sup> by Dennis Hans. Motion carried

WIFI Report: Dave announced WIFI is now up and running, in the green space behind the clubhouse. Signage with the username and password will be posted shortly.

Sealcoat Contract\*: Scott received 3 bids and he suggested that we accept the bid from All-Phase. A motion by David Davison 2<sup>nd</sup> by Bruce Lawrie to accept the AL-Phase bid in an amount not to exceed \$35,000. Motion carried

Repair & Paint Staircases\*: Scott presented 3 bids and suggested Bayshore Painting. The quote was \$32,00 but building 4 was not included and welding needs to be done. A motion to accept Bayshore Painting in an amount not to exceed \$48,000 was made by Bobby Raposa 2<sup>nd</sup> by Denny Wabnitz. Motion carried.

Pest Control\*: A motion was made by Bill Schaffer 2<sup>nd</sup> by Bruce Lawrie to accept the contract with NaturZone which includes a one-time charge of \$905 for squirrel control building two. Rodent roach, wasp, ant, spiders and silverfish control initial set up fee of \$2,555 and a monthly fee of \$545 for monitoring and baiting. Motion carried.

**Adjournment of meeting**

A motion to adjourn was made by Dave Davison 2<sup>nd</sup> by Bill Schaffer Motion carried.  
Meeting adjourned at 9:00pm

Secretary: Cathy Sweeney



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CONTROL QUOTE B



2024 11 12 SEAL

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