

PARADISE SHORES APTS. INC.
Membership Meeting
Name Change Vote
Recreation Hall
Dec. 10, 2024, 6:30PM
MINUTES---APPROVED JAN. 14, 2025

MEMBERSHIP MEETING MINUTES

Call Meeting to Order-Wally Maire, President at 6:30 PM

Membership Quorum Determination: Ivan Schreur, Asst. Secretary

Owner Proxies: 60 as reported by Tina Morrison.

Owner Attendees: Roll Call of Audience by Ivan Schreur: 17

Total, Proxies + Attendees: 77

Quorum? NO. 163 Owners Required for meeting. Insufficient number of owners Proxies and Attendees. Meeting recessed and rescheduled for Jan. 14, 2025. Notices will be sent out.

Vote Report, if Quorum met. No Report. Proxies returned to lock box.

Adjournment: Wally called for Adjournment at 6:50 PM.

Paradise Shores Apartments, Inc.
APPROVED 1/14/2025

Board of Directors Meeting MINUTES
December 10, 2024-7:30PM

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

Roll call: Ivan Schreur, Assistant Secretary

Directors/ Alternate Directors/Directors at Large:

Roll Call: Dave Davison, Dennis Hans, Debbie Jeffers, Tina Morrison, Wally Maire, Bruce Lawrie, Greg Miller, Denny Wabnitz, Nelson Anglero, Mike DeBrito, Jr. (10 Directors)

Quorum Determined. Proof of Notice: Meeting Notice posted on official bulletin board in hallway on Dec. 5, and notices for convenience posted in breezeways, and emailed to all owners who have previously submitted consent forms.

- 1a. Consideration of Agenda—Urgent item—Appointment of Alt. Director, building 12.

2. **OFFICER / COMMITTEE REPORTS:**

President Wally Maire stated that he has contacted our Attorney regarding the appointment of Dennis Moore for building 5 Director. She confirmed he is appointed and approved by Board vote.

TREASURERS REPORT: Dave Davison:* See attached official copy.

- 2a. **COMMITTEE REPORTS:**

Blue Book: No report

Budget: See New Business

Contracts: Our recently approved quotes need to be folded into a valid Paradise Shores Contract. Louis DeSantis to handle.

Election Committee: Ivan Schreur reported that the First Notice has been mailed, emailed, or hand delivered per FS718. An Affidavit attesting to this is attached to these official minutes.* Calendar Highlights are: First Notice distributed on or before Dec. 13 (accomplished Nov. 26) First date to file for candidacy Dec. 13, 2024, and last day to file is Jan. 2, 2025. Last day for biographies is Jan. 7, 2025. Second Notice to be distributed between Jan. 08 2025, and Jan. 28 2025.

Voting open between Jan. 08, 2025 and Feb. 11, 2025 until 7:00PM. Lockbox in main office. Annual Membership Meeting and Vote Tabulation at 7:00PM on Feb. 11, 2025 in clubhouse.

Grounds Committee: Lights along 54th Ave are a priority.

Insurance Committee: We have a 2-3 year window to rectify the aluminum wiring issue in order to have choice for insurance carriers.

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Maintenance Committee*: Several construction projects over the next 3 months. You may need to seek off-site parking. See the enclosed Maintenance Committee notes and recommendations.

Neighborhood Watch: No report

Sales & Rentals: No report

Specifications: Wally Maire: No requests for modifications at this time. See report attached to official minutes.*

3. Approval of the Minutes November 12, 2024 Draft 2.0 as distributed. *

A motion to approve the Nov. 12, 2024 Draft 2.0 minutes as distributed was made by Dave Davison^{2nd} by Debbie Jeffers. Motion carried.

4. PRIOR BUSINESS:

Patios: remain on agenda

Parking: remain on agenda

Material Alteration - Shed: remain on agenda

Secure Record Storage remain on agenda

Picnic Tables*: Moved to New Business.

5. Member Forum: 3 MINUTES COMMENTARY ON AGENDA ITEMS ONLY:

Questions from the floor were asked and answered during various presentations. There no Member Forum was called.

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6. NEW BUSINESS:

Alternate Director Building 12 Appointment. Motion made by Wally Maire, 2nd by Mike DeBrito Jr. to appoint Bill Fertig as the Alt. Director for building 12. Motion carried. Bill accepted.

New Maintenance Hires

Motion made by Wally Maire, 2nd by Mike DeBrito Jr. to hire one new Maintenance Technician. Funds available in the budget. Motion Carried.

Motion to hire one or two temporary (4 weeks approximately) technicians was made by Wally Maire 2nd. by Tina Morrison. Motion carried.

New Fence & Lighting on 54th. Ave. Discussion follows: Lights have been removed with fence removal. Lights must be replaced in some manner. Grounds Committee will look into Duke Energy installing lights on standard light poles.

Picnic Tables: Several options were submitted with the packet. No choice at this time. Funds were approved: Motion made by Dave Davison to approve a Not To Exceed cost of \$9,000.00 for new Picnic Tables, 2nd. by Bruce Lawrie. Motion carried.

Adoption of 2025 Budget*:

Dave asked for a motion to adopt the proposed 2025 Budget as presented to the Board of Directors and distributed to all owners by the Budget committee, affidavit attached.* A motion to adopt the proposed 2025 budget was made by Wally Maire, 2nd by Dave Davison. Motion carried.

7. Adjournment of meeting

A motion to adjourn was made by Mike DeBrito, Jr., 2nd by Debbie Jeffers. Motion carried. Meeting adjourned at 8:25 PM.

Assistant Secretary: Ivan Schreur