

**PARADISE SHORES APTS. INC.  
MEMBERSHIP MEETING RECONVENED 2/4/2025  
MINUTES REV. 1**

**MINUTES: NAME CHANGE AMMENDMENT VOTE REV. 1**

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

Membership Quorum Determination: Ivan Schreur, Recording Secretary

Blue Book Committee Attendance Report:

Owner Proxies: 226

Owner Attendees without proxies: 0

Total: Proxies + Attendees without proxies: 226

Quorum??: Recording Secretary: MAJORITY REQUIRED: 163 Required for quorum. Qourum met, meeting proceeded with proxy vote count.

Blue Book Committee Report: Vote Report.

APPROVE NAME CHANGE VOTES: 219

REJECT NAME CHANGE VOTES: 7

**75% OF MEMBERSHIP REQUIRED TO APPROVE NAME CHANGE:  
244 APPROVAL VOTES REQUIRED FOR AMMENDMENT TO CARRY. AMMENDMENT  
APPROVAL FAILED THIS MEETING.**

Blue Book Committee Report on Vote Results: Efforts will continue to collect approximately 25 more positive proxy votes before the next member meeting. The proxy expires on March 10, so the next meeting must be held on or before March 10, 2025.

President Wally called for Suspension of Meeting at 7:00PM. A new meeting date will be announced shortly, and the membership will be notified 14 days prior to meeting.

REV. 1: It was announced at the close of the meeting that because the proxy will expire after 90 days, which is March 10, the next meeting will be March 10 or sooner.

Motion to suspend meeting was made by:Wally Maire 2<sup>nd</sup>. by:Bill Fertig.

Recording Secretary: Ivan Schreur

**PARADISE SHORES APARTMENTS, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**FEB. 4, 2025-7:30PM CLUBHOUSE**  
**APPROVED 3/11/2025**

**1a. Call to Order: Wally Maire                      TIME: 7:30 PM**

**1b. Quorum Determination-Secretary:** (ROLL CALL); Dave Davison, Dennis Hans, Bill Schaffer,(Phone) Cathy Sweeney,(Phone), Dennis Moore, Debbie Jeffers,Tina Morrison. Wally Maire, Greg. Miller, (Bill Fertig), (Chris Herren), Denny Wabnitz, Nelson Anglero, Mike DeBrito, Jr.

**12 Directors, 2 (Alt. Directors). Quorum established.**

**1c. Proof of Notice: Ass't. Sectretary:** POSTED IN HALL & BREEZEWAYS & EMAILS SENT ON 1/30/2025

**Motion to accept by. Wally Maire 2<sup>nd</sup> Dave Davison. Motion Carried.**

**2. OFFICER/COMMITTEE REPORTS**

**2a. Officer Report :**

**Treasurers Report\*: Dave Davison; Report Attached to Official Minutes and to be posted on website, secure section.**

**Motion to accept the Treasurers Report of 12/31/2024 made by: Denis Hans 2<sup>nd</sup>. by. Denny Wabnitz. Motion Carried.**

**2a.Committee Reports : See Committee List. Chairperson must submit a written report to have details included in the Minutes.**

- 1) Blue Book: Bill Schaffer by Phone:**
- 2) Budget -Dave Davison: No Report**
- 3) Contracts-Bruce Lawrie: No Report**
- 4) Election Committee\*: Ivan Schreur; Report attached to official minutes.**
- 5) Grounds Committee: Mark Morton:**
- 6) Insurance Committee: Scott Rasbach.**
- 7) Maintenance Committee\*: Scott Rasbach: Report submitted**
- 8) Neighborhood Watch:\_No Report**
- 9) Sales & Rentals: Dave Davison: Reported: Since 9/24/2024: 14 Sales and 13 Rentals.**
- 10) Social Committee: Tina Morrison/Sonja Lopez: Spaghetti Dinner 2/15: Pancakes 2/22:  
Bazaar 3/7&8, Coffee Wed. 9:00AM: Bingo Wed. 6:00PM**
- 11) Specifications: Wally Maire**

**PARADISE SHORES APARTMENTS, Inc.  
BOARD OF DIRECTORS MEETING MINUTES  
FEB. 4, 2025-7:30PM CLUBHOUSE  
APPROVED 3/11/2025**

**3. Approval Request for the following Board Meeting Minutes:  
1/14/2025 BOARD MEETING MINUTES AS DISTRIBUTED.**

Motion to approve made by Dave Davison 2<sup>nd</sup> by Dennis Hans. Motion Carried.

**4. Prior Business**

**a. Patios: remain on agenda**

**b. Material Alteration – Shed: Remain on Agenda**

**c. Secure Record Storage: Funding Approved 1/14/2025—Treas. to determine size. Remain on Agenda**

**d. Property Maintenance/Repairs:**

**+Roof Building 6**

**+Replacement of Damaged Soffit**

**+Removal of dead landscaping from Bldgs 1, 2, 6, 7, 10, and 11**

**+Removal of pine tree near 54<sup>th</sup> Ave**

**MEMBER FORUM: General commentary was made during the meeting.**

**5. NEW BUSINESS:**

**a. BOARD AUTHORIZED RULES AND : (PROPOSED MODIFICATIONS): REPORT\*:**

**>Parking Registration/Identification**

**>Walkways & Balconies**

**>Window Ledges**

**>Four Foot Area First Floor Units**

**>Signs**

**>Fire Pit**

**Motion made to approve the report recommendations by Wally Maire, 2<sup>nd</sup> by Dave Davison.**

**Motion carried. Report submitted to Sonja Lopez so dthe Blue book Committee can proceed with implementing them into their upcoming report.**

**PARADISE SHORES APARTMENTS, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**FEB. 4, 2025-7:30PM CLUBHOUSE**  
**APPROVED 3/11/2025**

**b. Fining Committee\* Charter submitted for review by Board.**

**7. Closed Meeting Minutes Storage:\* Proposal to Implement by Ass't Secretary.**

Motion to approve proposal made by Dave Davison 2<sup>nd</sup> by Wally Maire

**Motion carried.**

**PRESIDENTS COMMENTS:**

8. Adjournment: Motion to adjourn made by Tina Morrison 2<sup>nd</sup> by Dave Davison.

Motion Carried: Adjourned at 8:58 PM

Assistant Secretary: Ivan Schreur

NOTE \* DENOTES WRITTEN REPORT FILED WITH ORIGINAL MINUTES ONLY.