

**PARADISE SHORES APTS. INC.**  
**Annual Membership Meeting Minutes**  
**&**  
**Election Report**  
**Feb. 11, 2025 -- 7:00PM APPROVED 3/11/2025**

**ANNUAL MEETING AGENDA restated from**  
**2<sup>nd</sup> NOTICE JAN. 8, 2025**

**Appointment of Inspector of Election:**

Anne Hathorn, Paradise Shores Legal Represented, who was approved at the 1/14/2025 Board Meeting, was the inspector for the election.

**Election of Directors See report below:**

**Certifying Quorum-please bring photo ID- call to order:**

**Recording Secretary: Ivan Schreur**

Gatekeepers reported there were 105 Proxies and Owners attending. There were 5 more Proxies inside the voting lockbox, making a total of 110 attendance of unit owners. This is below the 163 required to meet the minimum of 163 majority. Therefore the Annual Meeting was cancelled.

The following items on the agenda were cancelled.

**Proof of Notice of Meeting: Recording Secretary**

**Reading and disposal of unapproved minutes**

**Presidents Report**

**New Business**

**Adjournment**

**ELECTION REPORT**

The election was successfully completed at 8:45PM on Tue. Feb. 11, 2025.

There were 160 valid ballots cast, and 14 invalid ballots for various reasons. The invalid ballots were all confirmed by Anne.

Following are the voting totals for the Director at Large positions, in plurality order:

**TOP 4 PLURALITY OF VOTES FOR DIRECTOR AT LARGE**

Wally Maire	115
Denny Wabnitz	97
Mike DeBrito Jr.	89
Nelson Anglero	83

**BALANCE OF PLURALITY OF VOTES FOR DIR. AT LARGE**

Cathy Sweeney	76
Bill Schaffer	59
Dennis Moore	28

**PARADISE SHORES APTS. INC.**  
**Annual Membership Meeting Minutes**  
**&**  
**Election Report**  
**Feb. 11, 2025 -- 7:00PM APPROVED 3/11/2025**

Following are the winning candidates for the other contested positions:

**BUILDING 4 DIRECTOR**

Cathy Sweeney 11

**BUILDING 4 ALT. DIRECTOR**

Cathy Sweeney 10

**BUILDING 7 DIRECTOR**

Robert Raposa 19

**BUILDING 12 ALT. DIRECTOR**

Deborah Wabnitz 11

**Multiple choice candidates status:**

The 3 candidates stating their intent for multiple positions did not win any of the top 4 D.A.L. positions, therefore their choices were defaulted to Building Director.

Bill Schaffer ran unopposed for #3 Building Director, so that was his default position.

Cathy Sweeney had the plurality of votes for #4 Building Director over Dennis Moore, so she was the default winner of #4 Building Director position. That also vacated the Alt. Director position for Building #4.

The balanced of the candidates were unopposed. The final list of positions are:

<b><u>BUILDING #</u></b>	<b><u>DIRECTOR/ ALT. DIRECTOR</u></b>
1	Dave Davison
1	Tracey Moore-Alt. Dirirector
2	Dennis Hans
3	Bill Schaffer
4	Cathy Sweeney
5	Vacant
6	Vacant
7	Robert Raposa
8	Tina Morrison
8	Richard Robinson-Alt. Director
9	Lucy Colon
9	Janet Naylor-Alt. Director
10	Bruce Lawrie
11	Greg. Miller
12	Gene Zombory
12	Deborah Wabnitz-Alt. Director
14	Vacant

**DIRECTOR AT LARGE**

Wally Maire

Denny Wabnitz

Mike DeBrito

Nelson Anglero

**PARADISE SHORES APTS. INC.**  
**Annual Membership Meeting Minutes**  
**&**  
**Election Report**  
**Feb. 11, 2025 -- 7:00PM APPROVED 3/11/2025**

An affidavit for the 2<sup>nd</sup> Notice, including all necessary balloting is included in the official copy of these minutes.

All required election material is stored inside the white lockbox, and ballots are located inside a taped closed banker box. Both of these items are stored inside the locked Men's Sauna Room.

Keys for the white lockbox will be returned to the office for safekeeping.

I will oversee the destruction of the 5/7/2024 election materials after 5/7/2025.

I will oversee the destruction of the 2/11/2025 election materials after 2/11/2026.

Recommendation: There are several candidates that did not win their position, but are willing to serve the Board in positions that need Directors---both Dennis Moore in building 4 and Debbie Jeffers in building 7 have demonstrated their willingness to serve. Please consider them., and others that are willing to serve, but did not get elected.

Ivan Schreur, Election Chairperson, Election Committee

2/13/2025

**PARADISE SHORES APARTMENTS INC.**  
**1<sup>ST</sup> Meeting New Board**  
**Feb. 11, 2025 APPROVED 3/11/2025**

Ivan Schreur opened the meeting at 8:45 PM with a roll call: Dave Davison/P, Dennis Hans, Bill Schaffer/P, Cathy Sweeney/P, Robert Raposa, Richard Robinson, Lucy Colon, Bruce Lawrie, Greg Miller, Gene Zombory, DAL: Wally Maire/P, Denny Wabnitz, Nelson Anglero/P, Mike DeBrito Jr.  
14 Directors is a quorum. /P = Phone Attendance.

**ELECTION OF OFFICERS: Louis DeSantis, CAM.**

**Nominations for President:**

A motion to nominate Wally Maire for President was made by Bruce Lawrie 2<sup>nd</sup> by Denny Wabnitz.  
Any other nominations for President? 3 times.

Nomination accepted

A motion to close nominations for President was made by Dennis Hans, 2<sup>nd</sup> by Nelson Anglero.

Motion carried

**Nominations for Vice President:**

A motion to nominate Bruce Lawrie for Vice President was made by Dave Davison 2<sup>nd</sup> by Dennis Hans.  
Any other nominations for Vice President? 3 times.

Nomination accepted

A motion to close nominations for Vice President made by Dennis Hans 2<sup>nd</sup> by Denny Wabnitz, Motion carried

**Nominations for 1st Alternate Vice President:**

A motion to nominate Tina Morrison for 1st Vice President was made by Denny Wabnitz, 2<sup>nd</sup> by Bruce Lawrie

Any other nominations for 1<sup>st</sup> Vice President? 3 times.

Nomination accepted

A motion to close nominations for 1<sup>st</sup> Vice President made by Bruce Lawrie, 2<sup>nd</sup> by Mike DeBrito.

Motion carried.

**Nominations for 2<sup>nd</sup> Alternate Vice President:**

A motion to nominate Dennis Hans for 2<sup>nd</sup>, Vice President was made by Denny Wabnitz, 2<sup>nd</sup> by Bruce Lawrie

Any other nominations for 2<sup>nd</sup> Vice President? 3 times.

Nomination accepted

A motion to close nominations was made by Greg Miller, 2nd by Gene Zombory.

Motion carried.

**Nominations for Secretary:**

A motion to nominate Cathy Sweeney for Secretary was made by Bruce Lawrie, 2<sup>nd</sup> by Dave Davison.  
Any other nominations for Secretary? 3 times.

Nomination accepted

A motion to close nomination for Secretary was made by Dennis Hans, 2<sup>nd</sup> by Gene Zombory.

Motion carried.

**PARADISE SHORES APARTMENTS INC.**  
**1<sup>ST</sup> Meeting New Board**  
**Feb. 11, 2025 APPROVED 3/11/2025**

**Nominations for 1<sup>st</sup> Assistant Secretary:**

A motion to nominate Ivan Schreur for 1<sup>st</sup> Assistant Secretary was made by Cathy Sweeney 2<sup>nd</sup> by Dennis Hans.

Any other nominations for 1<sup>st</sup> Assistant Secretary? 3 times.

Nomination accepted

A motion to close nomination for 1<sup>st</sup> Assistant Secretary was made by Bruce Lawrie 2<sup>nd</sup> by Dennis Hans.

Motion carried.

**Nominations for 2<sup>nd</sup> Assistant Secretary:**

A motion to nominate Lucy Colon for 2<sup>nd</sup> Assistant Secretary made by Cathy Sweeney 2<sup>nd</sup> by Bruce Lawrie.

Any other nominations for 2<sup>nd</sup> Assistant Secretary? 3 times.

Nomination Accepted.

A motion to close nomination for 2<sup>nd</sup> Assistant Secretary was made by Dennis Hans 2<sup>nd</sup> by Dave Davison.

Motion Carried.

**Nomination for Treasurer:**

A motion to nominate Dave Davison for Treasurer was made by Bruce Lawrie 2<sup>nd</sup> by Nelson Anglero.

Any other nominations for Treasurer? 3 times.

Nomination Accepted.

A motion to close nomination for Treasurer was made by Dennis Hans, 2<sup>nd</sup>. by Denny Wabnitz.

Motion carried

**Nomination for Assistant Treasurer:**

A motion to nominate Greg Miller for Assistant Treasurer was made by Dave Davison 2<sup>nd</sup> by Bruce Lawrie.

Any other nominations for Assistant Treasurer?

A motion to nominate Dave Blidy was made by Bill Schaffer, 2<sup>nd</sup> by Mike DeBrito.

A runoff election was made 2 times. The second runoff election was 8 votes for Dave Blidy and 6 votes for Greg Miller. Thus, Dave Blidy was elected by the Board as Assistant Treasurer.

Nomination accepted

A motion to close nominations for Assistant Treasurer Dave Blidy was made Bill Schaffer, 2<sup>nd</sup> by Nelson Anglero.

Motion carried.

## ELECTED OFFICERS FOR 2025-2026

<b>President:</b>	<b>Wally Maire</b>
<b>Vice President:</b>	<b>Bruce Lawrie</b>
<b>1<sup>st</sup> Alt. Vice President:</b>	<b>Tina Morrison</b>
<b>2<sup>nd</sup> Alt. Vice President:</b>	<b>Dennis Hans</b>
<b>Secretary:</b>	<b>Cathy Sweeney</b>
<b>1<sup>st</sup> Assistant Secretary:</b>	<b>Ivan Schreur</b>
<b>2<sup>nd</sup> Assistant Secretary:</b>	<b>Lucy Colon</b>
<b>Treasurer:</b>	<b>Dave Davison</b>
<b>Assistant Treasurer:</b>	<b>Dave Blidy</b>

Louis DeSantis conducted the swearing in of President:

I, Wally Maire a duly elected Director of Paradise Shores do solemnly swear that I will work to uphold the documents and policies of Paradise Shores to the best of my abilities, and I will faithfully discharge my fiduciary responsibilities to our association's members so help me God.

Anne Hathorn made a presentation on the recently enacted (July 2024) rules by FS718 that require new Directors take a 4 hour compliance course, and Directors re-elected, and have their compliance, just a 1 hour refresher course. **See FS718.112 excerpt on compliance below.**

Note: due to time constraints, Ann made this presentation prior to the election of officials.

Date of next Board meeting March 11, 2025 7:30 pm

A motion to adjourn the meeting was made by Wally Maire 2<sup>nd</sup> by Bruce Lawrie  
Motion carried.

Meeting adjourned at 9:25 pm

Ivan Schreur, Ass't. Secretary

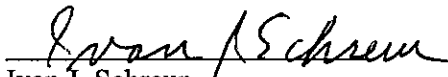
Excerpt from FS718.112:

b. A director of a board of an association of a residential condominium shall: (I) Certify in writing to the secretary of the association that he or she has read the association's declaration of condominium, articles of incorporation, bylaws, and current written policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. (II) Submit to the secretary of the association a certificate of having satisfactorily completed the educational curriculum administered by the division or a division-approved condominium education provider. The educational curriculum must be at least 4 hours long and include instruction on milestone inspections, structural integrity reserve studies, elections, recordkeeping, financial literacy and transparency, levying of fines, and notice and meeting requirements.

**PARADISE SHORES APARTMENTS, INC.  
2025 AFFIDAVIT 2<sup>nd</sup> NOTICE DISTRIBUTION**

The 2025 2<sup>nd</sup>. Notice/Agenda/Ballot was distributed to all 325 homeowners of Paradise Shores Apartments, Inc. on or before JAN 28, 2025, either via USPS(111) or Canadian postal mailings(15), to their latest address on record, or via personal handout(199). See attached Summary Distribution This affidavit will be presented at the Annual/Election on FEB. 11, 2025.

This distribution meets the 14-34 day requirement for distribution prior to the Annual/Election meeting per Florida Statute 718.112, and the 25 day minimum distribution per Exhibit E of the PS documents.

  
Ivan J. Schreur  
Election Chairperson  
Paradise Shores Apartments, Inc.

FEB. 11, 2025

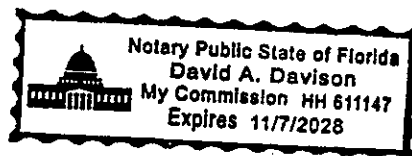
The above affidavit is to be presented at the 2025 02 11 Annual/Election Meeting, and is attached to those official minutes.

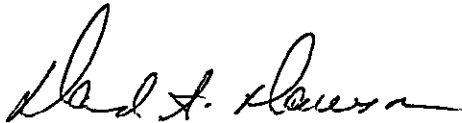
Ivan J. Schreur

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of February

2025, by Ivan J. Schreur as Election Chairperson of Paradise Shores Inc.

(seal)



  
Signature of Notary Public  
Print, type/Stamp of Notary

Personally known ☒  
Or Produced Identification \_\_\_\_\_  
Type of Identification used \_\_\_\_\_

STATE OF FLORIDA; COUNTY OF PINELLAS