

CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS MEETING-REC. HALL
March 11, 2025: 7:30PM
APPROVED 4/8/2025: REV. 1.0 3/28/2025

Call to Order: President Wally Maire

TIME: 7:30 PM

Quorum Determination-Asst. Secretary: Ivan Schreur: (ROLL CALL); Dave Davison, Dennis Hans, Bill Schaffer, E, Cathy Sweeney, E, Robert Raposa, E, Tina Morrison. Lucy Colon, Greg. Miller, Gene Zombroy, Wally Maire Denny Wabnitz, Nelson Anglero, E = Electronic attendance.

Proof of Notice: Ass't. Secretary: NOTICE WAS POSTED IN HALL & IN BREEZEWAYS & EMAILS WERE SENT ON 3/7/2025.

OFFICER/COMMITTEE REPORTS

Treasurers Report*: Dave Davison: 1/31/2025 Financial Report Included

Motion by: Dennis Hans, 2nd. by. Denny Wabnitz. Motion Carried

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

Blue Book*: Bill Schaffer: Name change amendment approved on 3/10/2025.

Budget -Dave Davison: No Report

Contracts-Bruce Lawrie: No Report

Election Committee*: Ivan Schreur; Report and Affidavit attached.

Grounds Committee: Mark Morton:

Insurance Committee*: Insurance premiums approximately \$460,000. **Rev. 1.0: \$560,000.00**

Maintenance Committee*: Scott Rasbach:

Neighborhood Watch: No Report

Sales & Rentals: Dave Davison: No Report.

Social Committee: Tina Morrison/Sonja Lopez: Bazaar cleared \$4,500.00

Specifications: Wally Maire: No Report

Motion to approve all the above Committee Reports

Motion to approve all reports made by: Dave Davison, 2nd by Tina Morrison. Motion carried.

3. Approval Request for the following Board Meeting Minutes:

2/4//2025 and 2/11/2025 ANNUAL MEETING and 1st. BOARD MEETING MINUTES AS DISTRIBUTED.

Motion to approve made by Wally Maire, 2nd by Tina Morrison, Motion Carried.

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Prior Business:

- a. Patios: remain on agenda
- b. Material Alteration – Shed: Remain on Agenda
- c. Property Maintenance/Repairs:
 - +Roof Building 6
 - +Replacement of Damaged Soffit Bldg. 8: Quote/Contract? Move to New Business
 - +Removal of dead landscaping from Bldgs 1, 2, 6, 7, 10, and 11: New quote? Move to New Business
 - +Removal of pine tree near 54th Ave Move to New Business

MEMBER FORUM:

Member questions were asked and answered during the presentations.

NEW BUSINESS:

BOARD AUTHORIZED RULES AND REGULATIONS MODIFICATIONS: No Changes from prior meeting.

1. Parking Registration/Identification

2. Walkways & Balconies

3. Window Ledges

4. Four Foot Area First Floor Units

5. Signs

6. Fire Pit

LANDSCAPE/MAINTENANCE and MISCELLANEOUS ISSUES*

1. Whyte landscape quote approved on 1/14/2025 to be rescinded. Work to be done by others.

Motion to rescind by: Tina Morrison 2nd by: Wally Maire. Motion Carried

2. Aldana (Avatar) Landscape: Removal of misc. items from Bldgs 1,2,6,7,10,& 11.

Motion to approve made by: Dave Davison, 2nd by: Denny Wabnitz. Motion Carried.

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3. Top Shelf 20 Palm Trees (Hurricane Damaged) and Pine Tree Removal and Palm Tree Trimming.

Motion to approve by: Dave Davison, 2nd. by: Nelson Anglero. Motion Carried.

4. Maintenance Professionals Soffit removal Bldg 8 second floor. (Hurricane Damaged)

Motion to approve made by: Tina Morrison, 2nd. by: Greg Miller. Motion Carried.

5. Approve 2025 2026 Regular Meeting Dates*

Motion made by Lucy Colon: 2nd by: Gene Zombory. Motion Carried

6c. Off Season Parking Proposal: Proposed by: Discussion only: Seasonal owners with stored vehicles must have them movable for maintenance activities and keys accessible.

Appoint/Approve Vote To Fill Vacant Director and Alt. Dir. Positions:

Bldg. #6: Max Stierwalt was appointed Director of Building 6 by President Wally.

Board voted to approve. Max accepted this position.

Bldg. #5: Nicky Trim was appointed Director of Building 5 by President Wally.

Board voted to approve. Nicky accepted this position.

Bldg. #14: Nick Walker was appointed Director of Building 14 by President Wally.

Board voted to approve. Nick accepted this position.

Bldg. #3: Larry Brenner was appointed Alternate Director of Bldg. 3 by President Wally.

Board voted to approve. Larry had given his accent to this position,

Bldg. #4: Debbie Jeffers was appointed Alternate Director of Bldg. 4 by President Wally.

Board voted to approve. Debbie accepted this position.

Bldg. #14: Sonja Lopez was appointed Alternate Director of Bldg. 14 by President Wally.

Board voted to approve. Sonja accepted this position.

Rev. 1.0: Sonja Lopez was appointed as: **Offical Liason to Counsel for BOD** by Wally.

Board voted to approve. Sonja accepted this position.

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7. Closed Meeting Minutes Storage: Approved at 1/4/2025 BOD Meeting. Remove from minutes.

PRESIDENTS COMMENTS:

8. Adjournment: Motion to adjourn made by Tina Morrison, 2nd by: Nick Walker.

Motion Carried: Adjourned at 8:40 PM

Ass't. Secretary: Ivan Schreur

3/12/2025

NOTE * DENOTES WRITTEN REPORT FILED WITH ORIGINAL MINUTES ONLY.