

CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS MEETING MINUTES
April 8, 2025: 7:30PM
DRAFT

Call to Order: President Wally Maire

TIME: 7:30 PM

Quorum Determination-Asst. Secretary: (ROLL CALL); Dave Davison, Dennis Hans, Larry Brenner, Cathy Sweeney, E, Max Stierwalt, Robert Raposa, E, Tina Morrison. Lucy Colon, Debbie Jeffers, Greg. Miller, Gene Zombroy, Nick Walker, Wally Maire Denny Wabnitz, Nelson Anglero, Mike DeBrito. E = Electronic attendance. 16 Total Directors

Proof of Notice: Ass't. Secretary: POSTED IN HALL & IN BREEZEWAYS & EMAILS SENT ON 4/4/2025.

OFFICER/COMMITTEE REPORTS

Treasurers Report*: Dave Davison: 2/28/2025 Financial Report Included

Motion by: Tina Morrison, 2nd. by Lucy Colon. Motion Carried

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

Blue Book: Sonja Lopez: Name change amendment approved on 3/10/2025.

Budget -Dave Davison: No Report

Contracts-Bruce Lawrie: No Report

Election Committee: No Report, Remove until next election period.

Grounds Committee: Wally Maire—verbal report only.

Insurance Committee: Insurance premium approximately \$560,000. Premium attached to official copy.

Move to New Business for ratification

Maintenance Committee*: Scott Rasbach:

Neighborhood Watch: No Report

Sales & Rentals: Dave Davison: Verbal report only. 3 Sales and 2 Rental interviews in March.

Social Committee: Tina Morrison: Verbal report on their finances: Slightly over \$12,000.00

Specifications: Wally Maire: No Report

Motion to approve all the above Committee Reports

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

3. Approval Request for the following Board Meeting Minutes:

3/11/2025 REV 1.0 BOARD MEETING MINUTES AS DISTRIBUTED.

Motion to approve made by Max Stierwalt, 2nd by Debbie Jeffers. Motion Carried.

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4. Prior Business:

- a. Patios: remain on agenda No Change
- b. Material Alteration – Shed: Remain on Agenda. Need this to continue Bazaar.
- c. Parking Registration/Identification---Remains on the Agenda. Scott talked about several remedies, including tags to hang in cars.
- d. Rules and Regulations--remains on the Agenda. Blue Book will establish correct language to proceed.
- e. Property Maintenance/Repairs:
 - +Roof Building 6—Status. 7 proposals in house being reviewed. Expect roof completion in July.
 - +Replacement of Damaged Soffit Bldg. 8: -- Status. Many proposals in house. Upcoming Maint. Committee will make recommendation to Special Meeting of BOD in April.
 - +Removal of dead landscaping from Bldgs 1, 2, 6, 7, 10, and 11: --Status. Complete. Remove
 - +Removal of pine tree near 54th Ave.—Status. Complete. Remove.

5. MEMBER FORUM:

Member questions were asked and answered during the presentations.

6. NEW BUSINESS:

- a. Bldg. 9 Unit 9: Immediate rental exception via inheritance allowed with Board approval.
 - BB page 16B, para. 2. Motion to allow exception made by: Wally Maire, 2nd. by Tina MorrisonMotion vote by roll call. 12 voted to approve, see Quorum roll call of Directors. 4 voted to not approve as follows: Larry Brenner, Robert Raposa, Denny Wabnitz, and Mike DeBrito. Motion carried to approve exception.
- b. Legal Liason—Officer Position. Motion to make this Appointed Position a non-voting officer made by 2nd by Larry Brenner, 2nd by Mike DeBrito. Motion carried.
- c. Rules and Regulations: The 3 following items will go to the Blue Book Committee for proper wording, and be added to the Board Authorized Rules and Regulations.

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Parking: Establish Guest vs. Visitors, and signage on wheel stops.

Vehicle Storage -Summer Months: Ensure that vehicles remaining on site can be moved for maintenance purposes.

Awnings-Summer Months: Establish rules to secure awnings during summer storm season.

- d. Clubhouse windows: Quote has time lapsed. Need updated quote for cracked front window.
- e. Insurance Premiums Ratify*: Motion by Tina Morrison 2nd by Dave Davison. Motion Carried.
- f. Soffit & Fascia Repair/Replace: Quotes received-need recommendation by Maintenance Committee.
- g. Pooprints*Quote received-need recommendation by Maintenance Committee.
- h. Sewer Lining: Quotes received-need recommendation by Maintenance Committee.
- i. Fence* Quotes received-need recommendation by Maintenance Committee.
- j. Pool Equipment* Quotes received-need recommendation by Maintenance Committee.

Note: items f. thru j. tabled and referred back to Maintenance Committee for their review of quotes, and make vendor recommendations for all 5 items to the BOD. Then a Special Meeting will be called for the Board to act on the recommendations.

7. ADJOURNMENT.

Motion to adjourn made by: Larry Brenner, 2nd by Lucy Colon. Motion Carried

Time: 9:22PM.

Ass't. Secretary: Ivan Schreur

4/8/2025

NOTE * DENOTES WRITTEN REPORT FILED WITH ORIGINAL MINUTES ONLY.