

**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.

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**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.