

CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS MINUTES SPECIAL MEETING
April 21, 2025: 7:30PM
DRAFT

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

Quorum Determination-Ass't. Secretary: (ROLL CALL); Dave Davison, Dennis Hans, Bill Schaffer, E, Cathy Sweeney, E, Max Stierwalt, Robert Raposa, Tina Morrison, Lucy Colon, Debbie Jeffers, Gregory Miller, Gene Zombory, Sonja Lopez, Wally Maire, Nelson Anglero, Mike DeBrito. E = Electronic attendance.

NOTE: Due to an unresolved failure in the web conferencing audio system, the remote directors were in attendance via mobile phones. Spectrum had been working all that day on intermittent wi-fi failures, and that may have contributed to the audio failure.

Proof of Notice: Ass't. Secretary: NOTIFICATION WAS POSTED IN HALLWAY & IN BREEZEWAYS & EMAILS SENT ON 4/15/2025.

2. Approval Request for the 2025 04 08 Board Meeting Minutes was deferred to the next scheduled BOD meeting.

3. MEMBER FORUM:

Member questions were asked and answered during the presentations. Sign-in sheet.

4. NEW BUSINES:

a. Soffit & Fascia: Vendor Proposal: Universal Contracting*.

Motion to approve Universal made by Mike DeBrito for \$80,000 NTE.

2nd by Lucy Colon.

Motion Carried unanimously.

b. Pooprints Proposal: Motion to approve made by Debbie Jeffers, 2nd by Bill Schaffer. After much discussion, motion made to **table** the original motion was made by Dave Davison, 2nd. by Max Stierwalt. Motion to **table** the original motion carried.

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- c. Sewer Lining, building 9: Vendor Proposal by Blueprint Plumbing. Motion to approve Blueprint Plumbing for \$180,000.00 NTE was made by Mike DeBrito, 2nd by Debbie Jeffers. After much discussion, a motion to **table** the Blueprint motion for building 9 was made by Dave Davison, 2nd by Tina Morrison. Motion to **table** the original motion carried. .
- d. Fence Vendor: Hage Fence*. Motion to approve Hage Fence made by Gene Zombory for \$49,875.00. 2nd by Mike DeBrito. Motion carried.
- e. Pool Equipment Vendor: Pool Works*. Motion to approve Pool Works was made by Dave Davison for \$200,000.00 NTE. 2nd by Tina Morrison. Motion carried.

Cleaning Services: Verbal Report made by Wally Maire, that due to a falloff in quality and quantity of Japosid's work, their contract was terminated. Karen Burns was hired to replace them.

5. ADJOURNMENT.

Motion to adjourn made by Mike DeBrito 2nd by Tina Morrison.
Motion Carried at 8:15PM.

Ass't. Secretary: Ivan Schreur

4/22/2025

NOTE * DENOTES APPROVED PROPOSALS FILED WITH ORIGINAL MINUTES AND THE DRAFT MINUTES FOR THE DIRECTORS.