

CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS MINUTES SPECIAL MEETING
June 03, 2025: 11:00 AM
DRAFT

1. Call to Order: President Wally Maire TIME: 11:00 AM

*Quorum Determination-Asst. Secretary: (ROLL CALL, SEE ATTACHED)

E = Electronic attendance. P = Present. A = Absent: 10 Present, 3 Electronic

Proof of Notice: Ass't. Secretary: NOTIFICATION WAS POSTED IN HALLWAY & IN BREEZEWAYS & EMAILS SENT ON 5/27/2025. Meets the 5 day notification.

2. NEW BUSINESS:

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

Bldg. #5 : Tracy Moore was appointed Director of Building 5 by President Wally.
Board voted unanimously to approve. Tracy accepted this position.

Bldg. #4: Richard Gurczinski was appointed Alt. Director of Building #4 by President Wally.
Board voted unanimously to approve. Richard accepted this position.

Bldg. # 6: Natalija Detwiler was appointed Alt. Director of Building #6 by President Wally.
Board voted unanimously to approve. Natalija accepted this position.

Bldg. #10: Debbie Jeffers was appointed Director of Building #10 by President Wally.
Board voted unanimously to approve. Debbie accepted this position.

Bldg. #10: Martin Buehler was appointed Alt. Director of Building #10 by President Wally.
The Board voted unanimously to approve. Martin accepted this position.

*The Vice President position was vacated with the resignation of Bruce Lawrie. Tina Morrison was appointed to the position of Vice President by Wally. The Board voted unanimously to approve. Tina accepted this position.

CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS MINUTES SPECIAL MEETING
June 03, 2025: 11:00 AM
DRAFT

Bill Schaffer was appointed to 1st. Alt. Vice President by Wally. The Board voted unanimously to approve. Bill accepted this position.

3. ADJOURNMENT.

Motion to adjourn made by Tina Morrison 2nd by Mike DeBrito.

Motion Carried. Meeting adjourned at 11:15AM.

Ass't. Secretary: Ivan Schreur

6/3/2025

NOTE * DENOTES ATTACHMENTS TO OFFICIAL COPY.

2025-2026 P.S. CERTIFICATION STATUS: UPDATED 6/3/2025					MEETING		6/3/2025
	BLDG-	DIRECTOR	EDU. CERT.	DOCS. CERT.	6/3/2025	90 DAY	ROLL
	UNIT#	NAME	DATE	DATE	ELIGIBLE??	LIMIT	CALL
	1-4	David Davison	5/09/2025	5/24/2024	Y	5/13/2025	A
	1-7 ALT	Tracey Moore	5/16/2025	6/3/2025	Y	5/13/2025	P
	2-22	Dennis Hans		6/26/2023	Y	6/30/2025	P
	2-??	Vacant			APPOINT		
	3-14	Bill Schaffer	4/08/2025	5/13/2025	Y	5/13/2025	E
	3-17 ALT	Larry Brenner	4/16/2025	5/30/2025	Y	6/13/2025	
	4-23	Cathy Sweeney	5/04/2025	6/19/2023	Y	5/13/2025	E
	4-22 ALT	Richard Gurczinski			NEED APPOINTMENT		
	5-??	Nicki Trim			RESIGNED		
	5-ALT	Vacant			NEED APPOINTMENT		
	6-17	Max. Stierwalt	5/07/2025	5/22/2025	Y	6/13/2025	P
	6-3	Natalija Detwiller		5/22/2025	NEED APPOINTMENT		
	7-22	Robert Raposa	4/23/2025	3/18/2020	Y	5/13/2025	P
	7-??	Vacant			APPOINT		
	8-5	Tina Morrison	5/30/2025	5/30/2025	Y	5/13/2025	P
	8-12	Richard Robinson				5/13/2025	
	9-24	Lucy Colon	4/23/2025	6/2/2025	Y	5/13/2025	A
	9-5	Janet Naylor	5/07/2025	5/14/2025	Y	5/13/2025	P
	10-21	Bruce Lawrie	10/27/2022	8/14/2024	RESIGNED		
	10-?? (7-17)	Debbie Jeffers	4/16/2025	5/14/2025	RE-APPOINT TO 5	6/13/2025	P
	11-12	Gregory Miller	2/26/2025	5/09/2024	Y	5/13/2025	A
	11-??	Vacant			APPOINT		
	12-10	Gene Zombory	4/16/2025	5/22/2025	Y	5/13/2025	P
	12-22	Debbie Wabnitz	5/31/2025	5/31/2025	Y	5/13/2025	
	14 (12-23)	Nick Walker	4/16/2025	5/23/2025	Y	6/13/2025	A
	14 (8-14)	Sonja Lopez	3/15/2025	3/25/2025	Y	6/13/2025	P
	DIR. at LG	NAME					
	9-10	Wally Maire	6/3/2025	3/11/2020	Y	6/30/2025	E
	12-22	Denny Wabnitz	4/10/2025	8/10/2024	Y	5/13/2025	A
	7-18	Nelson Anglero	4/23/2025	8/10/2024	Y	5/13/2025	A
	14-12	Mike DeBrito Jr.	5/12/2025	2/18/2020	Y	5/13/2025	P
							10P
							3E
							13 TOTAL
NOTE: THERE ARE 9 OPEN POSITIONS THAT NEED APPOINTMENTS TO FILL OUT THE 2025-2026 BOARD!							

Fwd: Resignation

From: Cathy Sweeney (csweeney705@gmail.com)

To: ivans1938@yahoo.com

Date: Thursday, May 29, 2025 at 03:38 PM EDT

----- Forwarded message -----

From: **Dennis Hans** <dennishans7@gmail.com>

Date: Wed, May 21, 2025 at 8:26 PM

Subject: Re: Resignation

To: JAMES LAWRIE <jblawrie@aol.com>

Cc: Wallace Maire <opamaire@hotmail.com>, David Davison <david.davison63@yahoo.com>, Cathy Sweeney <csweeney705@gmail.com>, Louis DeSantis <louis@desantismgmt.com>, Tina Morrison G <morrisontin@zoominternet.net>

It's been great working with you, Bruce. Best wishes.

Dennis Hans

On Wed, May 21, 2025 at 5:55 PM JAMES LAWRIE <jblawrie@aol.com> wrote:

Hi Wally,

Please accept my resignation from the Condominiums at Paradise Shores Board of Directors positions of Vice President and Building 10 director. I have enjoyed working with all of you on the board the last few years wish you the best in the future.

Respectfully,
Bruce Lawrie
