

Paradise Shores Apartments, Inc.
Board of Directors Meeting-ZOOM MEETING
March 09, 2021-7:30PM
AGENDA

Call to Order: President Bill Schaffer

Roll Call: Secretary

Consideration of Agenda: President

Minutes: January 12, 2021 – **Minutes:** February 16, 2021

Minutes: March 01, 2021

Treasurer's Report: Treasurer Scott Rasbach

Correspondence:

Letter from Becky Bonacci Director building # 2 regarding roof issue. Move to New Business

Committee Reports:

Blue Book:

Budget:

Election:

Grounds:

Contract-Insurance:

Maintenance:

Sales & Rental Interviews:

Neighborhood Watch:

Specifications:

Old Business

Bill Schaffer/Attorney patios: Ongoing discussions. Remain on agenda.

Patios: New Quote for Remove/Replace Sod for approximately \$20,000. Still in review by Grounds Committee. Remain on agenda.

Addendum to Florida Gas and Plumbing: **Scott:** Building #14 Main Drain Replace. Units 12 and 10 fully restored. Unit 11 restoration ongoing. Remain on agenda.

Realtor's contract for 06-19 sale listed at \$77,500.00 by TomKat Realty. Renters leaving 2/15/2021. Cleanup performed and currently for sale. Remain on agenda

Building 14: 2nd. floor unit's ceiling repairs. **Scott:** Ongoing investigation with structural engineer, Carlos O'Dell. Inspection of all 2nd. floor units in building 14 with Mansard roof completed. Emergency Repairs being made. Ceiling insulation not considered a significant cause of failures. Remain on agenda.

Patios-Letter from attorney on going. Remove from agenda.

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Vote on patios: - due to confusing language on ballot, and conflicting emails sent by residents, the vote was cancelled. Remove on agenda. Vote not conducted.

Contract for rust remediation on selected staircases at \$1,400.00 each was approved. Selected 8 staircases with rust, and work has started, but not completed. **Ed.** Remain on agenda.

*Quote for \$24,000 to replace staircases for buildings #10 and #11 by Mobile Metal-A-1. **Ed** Remain on agenda

New Business:

2020 Audit Contract with Goddels and Solomon.

Appointment

1. Director
2. Alternate Directors
3. Legal Affairs Officer

Termite Exterminator Quotes – Gathering for Building #2 as the prices have doubled

Ceiling repairs building # 14-24

Closed meeting March 01, 2021-Explanation

Electric hand dryers building 5 & 9 due to continual plumbing stoppages from paper towels.

Becky Bonacci letters - We are looking into some issues with the roof of Building 2

Gemstone Quote for repairs to 11 critical areas.

President's Comments:

Question & Answer Period

Adjournment