

Paradise Shores Apartments, Inc.
Board of Directors Meeting-Zoom
March 09, 2021 -7:30PM
MINUTES

Call to Order: President Bill Schaffer

Roll call:

Directors/Alternate Directors:

Becky Bonacci, Bill Schaffer, Max Stierwalt, Peter Lopez, Kurt Weinschenk,
Pat McCann, Gene Zombory, Gail Brock.

Directors at Large: Ed Brown, Mike DeBrito Jr. Wally Maire, Scott Rasbach

Consideration of Agenda: Building 6 plumbing issues- move to New Business

Minutes: January 12, 2021

A motion to approve January 12, 2021 minutes as read made by Scott 2nd by Kurt
Motion carried

Minutes: February 16, 2021

A motion to approve February 16, 2021 minutes as read made by Bill 2nd by Peter
Motion Carried

Minutes: March 01, 2021

A motion to approve March 01, 2021 minutes as read made by Scott 2nd by Gail
Motion carried

Treasurers Report*:

Treasurer Scott Rasbach reported the following balances as of Feb 28, 2021

Operating:	Bank Account	\$	14,162.44
	Total	\$	14,162.44
Reserves:	Bank Account	\$	73,120.44
	CDARS	\$	335,000.00
	Total	\$	408,120.44
Contingency	Bank Account	\$	35,246.50
	CDARS	\$	295,000.00
	Total	\$	430,246.50
Sub total	All bank accounts	\$	222,529.38
Sub Total	All CDARS	\$	630,000.00
Total assets		\$	852,529.38

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Delinquencies + 90 days @ month end: 0

Motion to approve the Treasures Report as read made by Peter 2nd by Gail
Motion carried.

Bill asked Scott if there was a concern with the level of our reserves due to the unexpected level of repairs, we are encountering due to older buildings. Scott expressed concern and stated that we have spent \$68,000 on building #14 and we may not be done.

Correspondence:

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

Committee Reports:

Budget: no report

Blue Book: no report

Election: no report, remove until November

Grounds: no report

Contract-Insurance: no report

Maintenance*: Bill reported roof issues in building # 2, roof drainage leak in building # 4. Building 5 & 9 plumbing issues and now plumbing issues in building # 6. Building # 14 emergency ceiling repairs. A plan is being drafted for preventive repairs and a periodical inspection schedule. Stairway scheduled maintenance is ongoing.

Sales & Rental Interviews*: Cathy read maxes report Sales 2-5, 11-10 Rentals 5-26, 1-20, 11-19

Neighborhood Watch and Security*: Gail read Nish's report naming the committee members and stated they are a neighborhood watch committee not the police, if you have an incident the first line of defense would be to call 911 follow up with a call to one of the committee members. The names will be posted in the breezeways.

Specifications: no report

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.

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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.

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. Remain on agenda.

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

New Business:

2020 Audit Contract with Goddels and Solomon. \$6,500 plus bank expenses.

A motion to approve the contract was made by Scott 2nd by Mike.

Motion carried

Appointments to Board of Directors

Bldg # 2 Alternate Directors: Joyce Mulcahy

Bldg # 4 Director: Cathy Sweeney

Bldg # 4 Alternate Director: Felice Perri

Bldg # 5 Alternate Director: Robert Griffiths

Bldg #14 Alternate Director: Mark Morton

A motion to approved these appointments was made by Mike 2nd by Peter

Motion carried

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

Ceiling repairs building # 14-Unit 24

A motion to approve an amount not to exceed \$ 6,500 for emergency repairs was made by Scott 2nd by Mike.

Motion carried

Closed meeting March 01, 2021: Litigation

Electric hand dryers have been installed in building 5 & 9 due to continual plumbing stoppages from paper towels

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Letter from Becky, we are working with Becky to resolve these issues.

Gemstone working on new quotes

Working with Gemstone to repair areas of the coating. Also discussing what can be done to extend the life of the Gemstone coatings.

Building 6 we are working on extensive sewer lines issues.

President's Comments:

Bill thanked the previous board for all of their hard work, he thanked everyone for volunteering to help with our community. He said we all have different personalities but we are 325 equal owners who want the best for our community, so please treat each other respectfully. He reminded everyone to be careful what they flush down our drains or we will face very expensive repairs requiring special assessments. He reminded everyone that their building director is their first step in resolving issues or complaints.

Question & Answer Period

Questions were asked about updating the entrance and it was said this is being investigated. Where do we stand on improvements to the grounds, we are looking for the policies that are in place? The question of patios was addressed and it was stated at this time we have more pressing issues to deal with right now.

A motion to adjourn meeting was made by Gene 2nd by Peter.

Motion carried

Meeting adjourned at 8:27 pm.

Cathy Sweeney
Secretary