

**Paradise Shores Apartments, Inc.**  
**Board of Directors Meeting-Recreation Hall**  
**January 12, 2021-7:30PM**  
**AGENDA**

**MASK REQUIRED YOUR TEMPERATURE WILL BE TAKEN**

**Call to Order:** President Chuck Bohac

**Roll Call:** Recording Secretary Ivan Schreur

**Consideration of Agenda:** Chuck Bohac

**Minutes:** December 08, 2020

**Treasurer's Report:** Treasurer Ivan Schreur

**Correspondence:**

Letter from Bill Schaffer December 28, 2020

**Committee Reports:**

Budget:

Election:

Grounds:

Insurance:

Maintenance:

Sales & Rental Interviews:

Neighborhood Watch:

Specifications:

**Old Business**

2019 Audit Completed—Need motion to pay \$6,890.00 Remove from agenda.

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.

4 Water Valves outside select buildings---not completed. Remain on agenda.

Stair Tread Replace---Contract for 3 buildings completed and paid. #5, #6, and #14. Remove from Old Business.

Addendum to Florida Gas and Plumbing: Scott Rasbach: 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. Will require some cleanup before showings can re-start Mar. 1. Remain on agenda

Building 14: 2<sup>nd</sup>. floor unit's ceiling repairs. Scott: Ongoing investigation with structural engineer, Carlos O'Dell. Inspection of all 2<sup>nd</sup>. floor units in building 14 with Mansard roof completed. Repair procedures being made. Ceiling insulation not considered as cause of failures. Remain on agenda.

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

Vote on patios: - due to confusing language on ballot, and conflicting emails sent by residents, the vote was cancelled. 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.

**New Business:**

2020 Audit from Goddels and Solomon for \$6,500.00 plus bank expenses.

Invoice of \$4,125.00 for O'Dell Engineering on-site investigations.

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

Ivan Schreur resignation as 1<sup>st</sup>. Alt. VP. Retain position as Treasurer.

**President's Comments:**

**Question & Answer Period**

**Adjournment**