

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

Call to Order: President Chuck Bohac

Roll call: Recording Secretary Ivan Schreur

Directors - Alternate Directors:

Becky Bonacci, Keith Muntz, Chuck Bohac, Max Stierwalt,

Robert Raposa, Peter Lopez, Bill Fertig, Pat McCann., Alma Cormier, Gail Brock.

Directors at Large: Ed Brown, Ivan Schreur, Wally Maire

Consideration of Agenda: Chuck: Add payment of \$16,250 to CCG negotiators for Bulk TV + Internet savings to New Business

Minutes: December 08, 2020

A motion to approve December 08, 2020 minutes as read made by Pat McCann, 2nd by Ed. Brown.

Motion Carried

***Treasurers report: Ivan**

Treasurer Ivan Schreur reported the following balances as of December 31, 2020

Operating:	Bank Account	\$	18,047.35
	CDARS		
	Total	\$	18,047.35
Reserves:	Bank Account	\$	88,035.82
	CDARS	\$	335,000.00
	Total	\$	423,035.82
Contingency	Bank Account	\$	61,995.62
	CDARS	\$	295,000.00
	Total	\$	356,995.62
Sub total	All bank accounts	\$	168,078.79
Sub Total	All CDARS	\$	630,000.00
Total assets		\$	798,078.79

Delinquencies + 90 days @ month end: 0

Motion to approve the Treasures Report as read made by Wally Maire, 2nd by Gail Brock.
Motion carried.

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***Correspondence:**

Letter from Bill Schaffer December 26, 2020

Committee Reports:

Budget: Ivan: No Report

Election: Gail Brock. No election required as all candidates running are unopposed. We have the following openings---Building #2; Alternate Director; Building #4, Director and Alternate Director; Building #5, Alternate Director. We will attempt to fill these positions via appointments after the new board is installed.

*Grounds: Mark Shaddock, email report read by Ivan: 2 dead palm trees by building #14 removed and replaced. Frances Mulligan assisting with cleanup around the property. Her work is greatly appreciated. 2 more dead palms to be removed, but not replaced.

Insurance: Ed Brown: No report

Maintenance: Max. Stierwalt: Verbal report that resident's issues are being taken care of. Reminds everyone that this Thursday the all water will be shut off for about 4 hours while Florida Gas replaces 4 main valves to buildings.

*Sales & Rental Interviews: Max Stierwalt: Sales; 8-18; 14-17; and 4-24. Rentals; 4-11 and 5-26.

Neighborhood Watch: No Report

Specifications: Wally Maire; Several projects are in the works. No written report.

Old Business

2019 Audit Completed—Move to New 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.

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

Stair Tread Replace---Contract for 3 buildings completed #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: 2nd. floor unit's ceiling repairs. Scott: On going investigation with structural engineer, Carlos O'Dell. Inspection of all 2nd. 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:

***2019 Audit.** All financial transactions are in accordance with GAAP. Auditors recommended an engineered study of reserves be made. A motion to approve quote from Goddells and Solomon for \$6,500.00 plus bank expenses of \$390.00 was made by Max Stierwalt 2nd by Gail Brock. Motion carried.

***Invoice totals of \$5,325.00 for O'dell Engineering on-site investigations on ceiling collapse.** A motion to pay O'Dell Engineering was made by Ed. Brown 2nd by Bill Fertig. Motion carried

***Quote for \$24,000 to replace staircases for buildings #10 and #11 by Mobile Metal-A-1.** It was explained the cost increase is due to extra work on rust removal and painting on the landing, supports and stringers. A motion to approve quote from Mobile Metal-A.1 was made by Ed. Brown, 2nd by Wally Maire. Motion carried.

***Ivan Schreur resignation as Director at Large and 1st. Alt. VP. Retain position as Treasurer.**

A motion to accept the resignation of Ivan Schreur was made by Keith Muntz, 2nd by Wally Maire. Motion carried.

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***Pay CCG Corp \$16,250.00 for negotiated saving on Bulk TV + Internet.** Actual cost would have been \$19,473.11 to be paid out over 5 years. Funds come from the Door Fee paid to us by Spectrum of \$16,250.00.

Motion to pay CCG \$16,250.00 made by Max Stierwalt, 2nd. by Gail Brock.
Motion carried.

President's Comments:

Be aware of the COVID-19 restrictions.

Remember about the water shutoff on Thursday the 14th.

Question & Answer Period:

Much open discussion about patios---both for and against. No clear resolution at this time.

A motion to adjourn meeting was made by Keith Muntz 2nd by Pat Mc Cann.
Motion carried

Meeting adjourned at 8:15 pm.

Recording Secretary: Ivan Schreur