

Paradise Shores Apartments.Inc.
Board of Directors Meeting-Zoom
May 11, 2021 -7:30PM
MINUTES

Call to Order: President Bill Schaffer

Roll call: Secretary Cathy Sweeney

Director/Alternate Directors:

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

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

Consideration of Agenda:

Minutes: April 13, 2021

A motion to approve April 13, 2021 minutes as read made by Mike DeBrito 2nd by Peter Lopez
Motion carried

Treasurers Report*:

Treasurer Scott Rasbach reported the following balances as of April 30, 2021

Operating:	Bank Account	\$	10,556.63
	Total	\$	10,556.63
Reserves:	Bank Account	\$	77,766.90
	CDARS	\$	335,000.00
	Total	\$	412,766.90
Contingency	Bank Account	\$	157,235.82
	CDARS	\$	
	Total	\$	157,235.82
Sub total	All bank accounts	\$	245,559.35
Sub Total	All CDARS	\$	335,000.00
Total assets		\$	580,559.35

Delinquencies + 90 days @ month end: 0

Motion to approve the Treasures Report as read made by Pat McCann 2nd by Kurt Weinschenk
Motion carried.

Correspondence*:

Letter from Elizabeth Weinschenk re plumbing building # 9. Bill advised that we are working to resolve her concerns.

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Committee Reports:

Blue Book: Bill advised that Paula Brown has resigned as Committee Chair. He will address it at a later date.

Budget: No Report.

Grounds: Bill noted the view in the entrance needs to be updated to increase the view as it is a safety issue and noted the need to update the planting in our entrance to increase the view.

Contract-Insurance: Friday a laundry company will be touring the property

Maintenance*: Bill reported work is being done on getting sprinklers adjusted properly

Some tree work was done

Completed the work on building 6 from the drain leak

Vandalism in Bldg. # 3 Trash Room repaired

Bldg. 9 Laundry room bathroom locked while plumbing issues are investigated.

Usual plumbing leaks

Gemstone started repairs

Bldg.# 2 being tented on May 18th weather permitting

Sales & Rentals*: Sales 2-17, 6-29 / Rental 1-5

Neighborhood Watch: Nish Excused by Bill – Bill states that he has been monitoring the crimes in the area for any trends that need reporting.

Specifications: Peter reported that he approved new windows 3-9, 8-21 & new light for 14-2.

Legal Affairs: Sonja is continuing to read documentation on alleged incident.

Old Business

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

Patios: New Quote for Remove/Replace Sod for approximately \$20,000. On hold due to other pressing issues. Remain on agenda.

Realtor's contract for 06-19 sale listed at \$77,500.00 by TomKat Realty sold for \$74,000 on May 03, 2021. Remove from agenda

Building 14 2nd floor ceiling repairs. Further repairs will be scheduled in order of importance and we will start some work while people are north for the summer. Remain on agenda.

Replacement of staircases for buildings #10 and #11 by Mobile Metal-A-1. There are some concerns with the completed work. Bill Schaffer will examine soon. Remain on the agenda

Termite Exterminator Building # 2. Scheduled for May 18th. Remain on agenda.

Becky Bonacci letters re roof & termites building # 2. Once termite tenting is completed, we will be moving forward with the roof issues. Remain on agenda

Gemstone repair of walkway started this week. Remain on agenda

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Parking: repainting some “GUEST “parking spots to “Visitor” to be conducted by maintenance to carry out Board approved change. Remain on Agenda

Gas Stove Malfunction Bldg. 2 Apt 16 – Discussing how to address requiring that gas valves be shut off whenever water supply valves are also required to be shut off. Remain on Agenda

New Business:

Summer Committee

A motion was made by Scott 2nd by Peter that the Board appoint a Summer Management committee consisting of all those Board members who are year-round residents to conduct all authorized Association business from the adjournment of this May 11, 2021 meeting to the opening of the October, 2021 regular Board meeting, with two exceptions. This committee cannot in any way alter the Paradise Shores Governing Documents, nor in any way alter the current Board membership.

Motion carried.

FPAT-pooled reserves

A motion made by Gail Brock 2nd by Scott Rasbach to approve payment of \$ 4,900 payable to FPAT to conduct a professional reserve study.

Motion carried

It was explained that we have never had a professional study to determine if our current reserves are adequate.

President’s Comments:

Bed Bugs - pro-active response and no evidence of infestation found

Insurance - Dealing with high costs

Reserves - looking into pooled reserves also

Plumbing – ongoing normal problems

Coffee Clutch - Peter and Sonja are hosting, doing a good job

Website Update – Currently in the process of having it updated.

Specifications - We have a process we must follow

For those who will be away for the summer please make sure furniture etc., is put away.

Question & Answer Period (non-Board Member questions)

Check our grills

A motion to adjourn meeting was made by Peter Lopez 2nd by Kurt Weinschenk

Motion carried

Meeting adjourned at 8:15 pm

Cathy Sweeney/Pat McCann

Secretary