

Paradise Shores Apts. Inc.
Special Zoom Meeting
Replacement of waste hauler & Emergency Repairs to Tike Hut in the BBQ area
August 13, 2021 - 10:00 am

Call to Order: President Bill Schaffer called meeting to order at 10:00am.

Roll call: Cathy Sweeny

Directors /Alternate Directors:

Bill Schaffer, Cathy Sweeney, Dan Connolly, Max Stierwalt, Peter Lopez, Bill Fertig,
Pat McCann, Jim Westwood, Gene Zombory, Gail Brock, Ivan Schreur, Sonja Lopez.

Directors at Large: Ed Brown, Mike DeBrito Jr.

Consideration of Agenda: President Bill Schaffer asked us to add to the meeting an agenda item involving the litigation against our association. Item # 3

President Bill Schaffer asked for a motion to suspend the normal order of business and to go directly to item # 3 agenda.

A motion to suspend the normal order of business was made by Gene Zombory 2nd Bill Fertig
Motion Carried

Item # 1 (3) - Approval for the President to be able to enter into an agreement to settle the lawsuit against our association during mediation.

A motion was made to authorize the President of the Paradise Shores Apartments Inc. to enter into a potential settlement agreement during mediation talks was made by Mike DeVito 2nd by Peter Lopez.

Motion Carried

Discussion: President Bill Schaffer asked Sonja Lopez to update the board on our progress, to explain why we needed this motion, and why it would be imprudent to discuss any numbers at this point. Sonja Lopez advised that during mediation we may be able to settle the claim as a nuisance claim and as such the President, in consultation with our attorney, needed the ability to act in a manner in which he and the attorney believed was in the best interest of our association.

Item # 2 - Approval of contract for replacement waste hauler.

A motion to accept the bid from Waste Pro in the amount of \$1,283.00 per month and to negotiate the language of the contract was made by Peter Lopez 2nd by Bill Fertig.

Motion carried

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Discussion: President Bill Schaffer advised the board that the current hauler increased our fees to \$3,308.33 per month and this opened the window to break our contract without penalty. The proposed contract will not increase in cost for the first 2 years and then will be limited to a maximum increase of 6% increase per year for the remaining 3 years. It will increase the number of cans per building by 1 over our current contract. The savings will be in excess of \$24,300 per year. Due to the very tight window to act, President Bill Schaffer said we were not able to obtain multiple bids.

2 - Approval of Contracts for emergency repairs to the Thatched Pavilion and the Thatched BBQ hut in the BBQ area-Insurance issue.

A motion to accept the contracts from Oasis Tiki Huts to rethatch, plus fireproofing this area in an amount not to exceed a combined total of \$7,300 was made by Max Stierwalt 2nd by Bill Fertig.

Motion carried

Discussion: President Bill Schaffer advised the board that our insurance company had inspected our property and had found several issues that they wanted immediately corrected or we risked losing our insurance. Some items were corrected in house by maintenance and others are ongoing. The major item was that the Thatched BBQ area and the Thatched Pavilion area were a fire hazard and must be fireproofed. This is specialized work and the original estimate by Oasis Tiki Huts was over \$21,000 to do the work. The officers researched, put together a plan, and proposed it to the insurance company. This plan will satisfy the insurance company and save us over \$14,000 over the initial estimate. We will then treat the thatched huts periodically in house.

President's Comments:

Bill stated that our finances are tight and that the board is looking at our financial practices so that we do not face this situation again in the future. Bill further stated that the board is diligently working to fix things in the most cost effective and prudent manner. No assessment at this point.

A motion to adjourn the meeting made by Mike DeBrito 2nd by Max Stierwalt.

Motion carried

Meeting Adjourned at 10:20 am.

Cathy Sweeney
Secretary