

Paradise Shores Apartments.Inc.  
Board of Directors Meeting-Zoom  
October 12, 2021 -7:30PM  
AGENDA

**Call to Order:**

**Roll call:**

**Consideration of Agenda:**

**Reading of the previous minutes**

Minutes: May 11, 2021 Board Meeting\*

Minutes: Special Zoom Meeting August 13, 2021 (Garbage & Tiki)\*

Minutes: Emergency Zoom Meeting September 1, 2021 (2020 Annual Audit & Tax Return)\*

**Treasurers Reports:**

June 2021 Treasurers Report\*

July 2021 Treasurers Report\*

August 2021 Treasurers Report\*

September 2021 Treasurers Report\*

**Correspondence:**

Board Resignations

**Committee Reports:**

**Blue Book:**

**Budget:**

**Election:**

**Grounds:**

**Contract-Insurance:**

**Maintenance\*:**

**Sales & Rentals\*:**

**Neighborhood Watch:**

**Specifications:**

**Compliance:**

**Legal Affairs:**

**Old Business**

Bill Schaffer/Attorney patios:

Patios: Old Quote for Remove/Replace Sod for approximately \$20,000.

Building 14 2<sup>nd</sup> floor ceiling repairs.

Replacement of staircases for buildings #10 and #11 by Mobile Metal-A-1.

Termite Exterminator Building # 2.

Becky Bonacci letters re roof & termites building # 2.

Gemstone repair of walkways

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FPAT conducted a professional reserve study completed.  
Parking: repainting some "GUEST" parking spots to "Visitor"  
Gas Stove Malfunction Bldg. # 2 Apt #16  
Building # 9 plumbing

**New Business:**

2022 Recommended budget from the Budget Committee.  
Motion to accept the recommended 2022 Budget

**Summer Committee**

Motion to disband the summer committee and to resume monthly board meetings.

Motion to award a contract to Dry Guys Roofing & Repairs for an amount not to exceed \$22,000 to replace the Mansard Roof on Building 2.

**FPAT Pooled Reserves**

Motion to ask the owners if they would like to make the switch from component reserves to cash flow/pooled reserves.

**Ways & Means Committee**

Motion to appoint a Ways & Means Committee to study how to best pay for some needed repairs and how to bolster our reserve funds.

**President's Comments:**

**Question & Answer Period** (non-Board Member questions on agenda items only)