

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

Call to Order: President Bill Schaffer

Roll call: Secretary Cathy Sweeney

Directors/Alternate Directors: Laura Loomis, Bill Schaffer, Cathy Sweeney, Dan Connolly, Max Stierwalt, Robert Raposa, Peter Lopez, Kurt Weinschenk, Jim Westwood, Gene Zombory, Gail Brock.

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

Consideration of Agenda: Bill explained how the mishandling of our budget caused there to be an impression that we had a lot more assets in reserve than we actually did. Accumulated future insurance premiums were improperly classified as a reserve fund when they should have been part of the annual operating budget. This caused the ever-rising insurance premiums we saved money to pay for to make our reserve funds look like they were increasing when in fact it was the accumulated insurance payment funds increasing. Bill explained the difference in how an annual insurance payment would be saved for versus a payment for a 3-year policy (flood).

Bill reported that Former Director Bonacci made a verbal complaint to him that board members were artificially enriching themselves by having insider information to units going for sale and thus depriving other owners of a chance to purchase units. He further reported that Ms. Bonacci accused him of retaliating against her over the patios by ignoring complaints about perceived issues with the sprinklers not watering her plants. Bill reported that he turned over the complaints in writing to the legal affairs officer and advised her that he would cooperate with her investigation and would direct any other individual to fully cooperate also. Bill advised that the Legal Affairs Officer reported to him that Ms. Bonacci declined to further peruse the complaint and no further action was warranted.

Quick Discussion on the results of a meeting on 10-8 with West executives.

On September 20, 2021 Peter Lopez sent a letter to the board asking that the board look into changing the window specifications to allow single hung windows.
Moved to new business. *

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Reading of the previous minutes*:

Minutes: May 11, 2021 Board Meeting

A motion to approve the May 11, 2021 minutes as read was made by Ed Brown 2nd by Scott Rasbach.

Motion carried

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

A motion to approve the August 13, 2021 minutes as read was made by Gail Brock 2nd by Scott Rasbach

Motion carried

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

A motion to approve the September 1, 2021 minutes as read was made by Kurt Weinschenk 2nd by Mike DeBrito

Motion carried

Treasurers Report*:

June 2021 Treasurers Report

July 2021 Treasurers Report

August 2021 Treasurers Report

September 2021 Treasurers Report

Motion to approve the Treasures Report(s) made by Jim Westwood 2nd by Gail Brock

Motion carried.

Correspondence:

Letter from Elizabeth Weinschenk re plumbing building # 9. Bill advised that we are working to resolve her concerns. Being addressed under Old Business. Remove from Agenda

The following resignations were received:

Building 2 – Becky & Joyce resigned ALL positions effective July 5th, 2021

Building 5 – Robert Griffiths resigned alt director effective September 13th

Building 6 – Larry DeLauder resigned as alt. director & landscaping committee effective October 1, 2021

Building 10 – Pat McCann resigned all positions effective October 3rd, 2021

Building 10 – Pat Bokman resigned as assistant building director effective October 11th, 2021

Accepted. Remove from Agenda

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Committee Reports:

Blue Book:

Budget: Scott presented two 2022 Budget options. One would require a vote of the owners to change to cash flow reserve funding, also known as pooled reserves.

A motion to hold a budget meeting in the near future for Board Members and Owners was made by Cathy Sweeney 2nd by Mike DeBrito.

Motion carried

Election: Nothing to report at this time

Grounds: Bill advised that effective immediately all members are removed from the committee. Responsibility for approvals of plantings in the allowable areas by residents buildings reverts to the specifications committee. Our Attorney advised the previous President on 5-21-2020 that ALL OWNER CONDUCTED PLANTINGS to the common elements should be prohibited.

Contract-Insurance: Scott discussed insurance, Bill discussed the Waste Pro contract, Audit contract, and the proposed roof contract

Maintenance*: May, June, July, August, and September reports attached. Bees, patio tables, plumbing, Bldg 3 stucco repairs, shoring of posts, gas leak building 2, gutter building 4, GFI's, mildew cleaning awnings & front fence, termite tenting, tiki hut thatching & fireproofing, turnover of maintenance personnel and the corresponding shortage.

Sales & Rentals*: Max reported 18 sales and 5 rentals since April

Neighborhood Watch: Bill reminded people to keep vigilant for strangers on the property due to the drug house in the trailer park next-door. Also advised owners to temporarily not store valuable items outside.

Specifications: Move to New Business

Compliance: No actions reported to committee

Legal Affairs: Sonja Excused. – Bill updated on Guard Shack – Adjuster has been assigned and the process is moving forward. Damaged Palm Tree at Clubhouse – We attempted to work with the contractor to resolve the issue but were unsuccessful at so. Bill gave the contractor a date to either replace the tree or provides us with an insurance claim number to do so. Contractor did not respond. It has been turned over to our attorney and a demand letter has been sent to the contractor.

Old Business

Bill Schaffer/Attorney patios: Attorney finalized the wording and letters are being sent to owners to start the removal process. Remain on agenda.

Patios: New Quote for Remove/Replace Sod for approximately \$20,000. On hold pending attorney advice. Remain on agenda.

Building 14 2nd floor ceiling repairs. Repairs have been started in order of importance and we will continue to work on them. Unit's 21 & 23 completed. 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

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Termite Exterminator Building # 2. Completed. Remove from agenda.

Becky Bonacci letters re roof & termites building # 2. Termite tenting is completed, we will address a contract acceptance for the roof issues under New Business. Remove from agenda

Gemstone repair of walkway started this week. Completed – Remove from agenda

FPAT conducted a professional reserve study. Completed, now we must address the findings. Remain on agenda

Parking: repainting some “GUEST “parking spots to “Visitor” to be conducted by maintenance to carry out Board approved change. Completed. Remove from 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

Building #9 plumbing. Bill advised that we have bids to complete some work but are attempting to hold off while we build up some funds so that we can complete the work if it turns into another Building 14 as our savings have been almost depleted. Under our current reserve funding method, no money has been allocated to these repairs thus we cannot use reserve funds to do them. A switch to pooled reserves would enable us more flexibility in how to address problems such as this. Remain on Agenda

New Business:

Summer Committee

President Bill Schaffer asked for **a motion to disband the summer committee and to resume monthly board meetings via ZOOM until it is safe to have in person meetings** was made by Gail Brock 2nd by Ed Brown.

Motion carried.

2022 Budget: Scott presented the proposed budget

Building 2 Mansard Roof Replacement

President Bill Schaffer asked for **a 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.** motion was made by Mike DeBrito 2nd by Peter Lopez.

Motion carried.

Pooled Reserves - FPAT reserve study showed that we need to address our reserve.

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President Bill Schaffer asked for a **motion to ask the owners if they would like to make the switch from component reserves to cash flow/pooled reserves.** The motion was made by Ed Brown 2nd by Scott Rasbach.

Motion carried.

Ways & Means Committee

President Bill Schaffer asked for a **motion to appoint a Ways & Means Committee to study how to best pay for some needed repairs, look at the current fees we charge, and how to bolster our reserve funds.** The motion was made by Mike DeBrito 2nd by Max Stierwalt

Motion carried

Window Specifications

President Bill Schaffer asked for a **motion to explore the updating of our window and storm door specifications to address current modern options for those items.** A motion was made by Max Stierwalt 2nd by Gail Brock.

Motion carried

President's Comments:

Bed Bugs - pro-active response to second instance and contained to one unit

Insurance - Dealing with high costs

Reserves – Discuss a switch to pooled reserves

Plumbing – ongoing normal problems

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

Meet and Greet – Two so far. We will plan another when time permits

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

Specifications - We have a process we must follow

Complaints – We have a process to follow

Bingo – Resumed

Bowling – Resuming soon

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

Washers & Dryers status- still pending

A motion to adjourn meeting was made by Gene Zombory 2nd by Mike DeBrito.

Motion carried

Meeting adjourned at 9:20 pm

Cathy Sweeney
Secretary