

Paradise Shores Apartments.Inc.
Board of Directors Meeting-Zoom
November 16, 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, Bob Raposa, Peter Lopez, Jim Westwood, Gene Zombory, Gail Brock.

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

Consideration of Agenda: President Bill Schaffer advised that we will be conducting the vote as to whether to make the switch to pooled reserves IMMEDIATELY AFTER the budget committee meeting minutes are read. Bill instructed those attending virtually to please send their vote via the chat function NOW with their Name, Building & Unit number, and their vote of “POOLED” to make the switch to pooled reserves or “NO SWITCH” to stay with our current reserve funding method. He further asked Ivan Schreur to record and tally the in-person votes in the clubhouse for the board secretary.

Naylor Letter – Landscaping request to common elements. Move to new business

Building 2 residents reply letter re: patio removal demand. Not to be discussed in an open meeting due to potential litigation. Remove from agenda.

Affidavit for distribution of agenda for budget adoption. Move to new business.

Reading of the previous minutes*:

Minutes: October 12, 2021 Board Meeting

A motion to approve the October 12, 2021 minutes as read was made by Gail Brock
2nd by Peter Lopez

Motion carried

Minutes: Budget Committee Meeting October 18, 2021

A motion to approve the October 18, 2021 minutes as read was made by Gene Zombory
2nd by Wally Maire

Motion carried

Attorney Dan Greenburg was a guest panelist. He spoke about the Boards responsibility to establish a fully funded budget. The question of Flood Insurance was asked and he went into detail about the Boards fiduciary responsibility. As this was contentious issue, he would need more time to review this issue.

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Suspension of the normal order of business

Reserve Funding Switch vote

A motion to suspend the normal order of business and conduct a vote to switch to the pooled (cash flow) method of reserve funding was made by Scott Rasbach 2nd by Mike DeBrito.

Vote results 127 pooled 7 Component

Motion Carried

A motion to switch to polled reserves was made by Peter Lopez 2nd by Scott Rasbach.

Motion carried

Treasurers Report*:

October 2021 Treasurers Report

Operating Bank account Total \$ 29,486.22

Reserves Bank Account \$ 62,498.52

CDARS \$400,000.00

Total \$462,498.52

Contingency Bank Account \$250,652.33

CDARS \$230,000.00

Total \$480,652.33

Sub Total All Bank Accounts \$342,637.07

Sub Total All CDARS \$972,637.07

A motion to approve the Treasures Report as read made by Mike DeBrito 2nd by Gail Brock.

Motion carried.

Correspondence:

Board Resignation – A letter from Kurt Weinschenk resigning from the position of Building Director of Building 9 effective November 1, 2021 was received. Remove from Agenda *

Robert Griffiths Communication – Over the parking enforcement or lack thereof – Not to be discussed in an open meeting due to the potential of litigation. Remove from agenda.

Dan Connolly asked that the board consider returning to the 2019 parking regulations.

Moved to new business.

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Committee Reports:

Blue Book: No Report

Budget: Scott reported that the budget committee spent a lot of time going over the budget proposals at the October 18th 2021. 2022 fees now based on the vote will be shown in your 2022 pooled budget proposal.

Election: Appointment of Election committee chair, Gail Brock offered to be Chairperson of Elections committee. Contact her for the dates for filing your candidacy. First day to file for candidacy is December 1 and last day Dec 31. Forms are available from the office or from her.

Grounds: Bill advised that a landscaping expert toured our property and that multiple issues with our landscaping were identified, one of which was the Ganoderma fungus which spreads and kills palm trees. If you noticed the big white "X"'s on the two trees in front of the clubhouse it is because they are infected with the Ganoderma fungus and must be removed. A more comprehensive examination will be required to eradicate the fungus before moving forward with any further rehabilitation of our landscaping. Owners are reminded to get specifications committee approval before ALL landscaping activities outside of their unit.

Contract-Insurance: Scott reported that our Flood Insurance is coming due. Bill mentioned non-renewal of our current Commercial policy in March and awaiting further information on if we will be offered a new policy.

Maintenance*: October report attached. Plumbing negligence discussed, Bldg. # 3 stucco repairs, shoring of posts, pool leak, water intrusion, condensate lines, etc. Bill stated that owners must have their units checked in their absence. This is their responsibility.

Sales & Rentals*: Max reported in October 5 sales 2-24,8-2,10-26,2-22,5-3 3
Rentals 3-23, 5-25, 14-7

Neighborhood Watch: Bill discussed keeping items secured.

Specifications: Bill reported that Wally has resumed the Chairman position of the Specifications committee and will be a welcome addition to our committee system. Please contact Wally and offer your services as we need all the help we can get.

Compliance: No actions reported to committee

Legal Affairs: Sonja stated that the Slip and Fall litigation has been settled to the satisfaction of Paradise Shores and we accepted no liability but we are bound by a confidentiality agreement. She is waiting on the adjuster to get the status on the Guard Shack.

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Old Business

Patios: Letters are in the process of being sent to owners to start the removal process. They are being sent out in batches. Two smaller ones have already been removed in building 4 and there have been some removal agreements and negotiations on others. Cathy asked where the patios were in building 4 and there were none. Remain on agenda.

Patios: New removal quote will be needed once the process has played out. 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. Some units 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. Contractor to be called back out due to rust.
Remain on the agenda

FPAT conducted a professional reserve study. Completed, now we must address the findings. Implementation of pooled reserves if passed. Remain on agenda

Mansard Roof Building 2 – Contract signed and color of tile will be Grey as per vote of owners.

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.
Unresolvable remove from 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

Ways & Means Committee – Bill again asked for volunteers

Window Specifications - President Bill Schaffer directed the specifications committee to hold committee hearings to discuss any potential changes in our window and door specifications. Wally needs interested members.

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New Business:

Adoption of the 2022 Budget:

President Bill Schaffer asked for **a motion to approve the 2022 Budget with the pooled reserve funding method as proposed by the budget committee at the October 2021 board meeting** was made by Peter Lopez 2nd by Gail Brock.

Motion Carried.

Affidavit for distribution of agenda for budget adoption. President Schaffer asked the Secretary to ensure that the affidavit is duly recorded and filed.

Flood insurance

President Bill Schaffer asked for **a motion to approve the payment of our Flood Insurance in an amount NOT TO EXCEED the budgeted amount of \$312,000** was made by Mike DeBrito 2nd by Peter Lopez.

Motion Carried.

Parking (Dan Connolly Request)

Building Director Dan Connolly made a motion to return ALL guest parking to the way it was before the 2019 switch. The motion was 2nd by Dan Connolly. 2nd by Laura Loomis.

Motion tabled.

Naylor Landscaping letter

Forwarded to specifications committee for follow up.

President's Comments:

Failure of owners to take responsibility for properly maintaining their property. Rule change likely coming

Insurance - Dealing with high costs/availability.

Plumbing – ongoing normal problems/inappropriate flushing of items

Coffee Clutch – Going great

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

Poker starts the 18th

Food Bank is there for anyone who would care to make use of it.

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Question & Answer Period

Questions on what Flood insurance covers explained
Do we shop for insurance, yes we have a broker
Is parking still allowed in guest parking by pool answer is yes.

A motion to adjourn meeting was made by Jim Westwood 2nd by Laura Loomis.

Motion carried

Meeting adjourned at 9:50 pm

Cathy Sweeney
Secretary