

Paradise Shores Apartments.Inc.  
Board of Directors Meeting - Zoom  
January 11, 2022 - 7:30PM  
MINUTES

**Call to Order:** President Bill Schaffer

**Roll call:** Secretary Cathy Sweeney

**Directors/Alternate Directors:** Laura Loomis, Bill Schaffer, Cathy Sweeney, Bob Raposa, Peter Lopez, Gene Zombory, Gail Brock, Jim Westwood

**Directors at Large:** Ed Brown, Mike DeBrito, Wallace Maire

**Consideration of Agenda:**

President Bill Schaffer reminded all participants to be respectful of other participants as they may be experiencing unknown issues and that we all have an off day.

President Bill Schaffer spoke to the issue of certain members sending an incomplete 6 page Management Company proposal to owners and asking them to contact Bill in support of a Management Company. President Bill Schaffer advised that those members are circulating an incomplete proposal. He asked that ANY MEMBER receiving such a proposal to contact him for the entire proposal and he would provide it to them. He stated that they are entitled to know the real numbers behind any such proposal.

Ann Lutz Letter – Moved to new business

Thank you letter from GWRRA Chapter M thanking Paradise Shores for inviting them and making such a generous donation to their charities. President Bill Schaffer thanked them for such a great motorcycle parade event and expressed his desire to see it continue in the future.

**Reading of the previous minutes\*:**

Minutes: December 14th Board Minutes\*

A motion to approve the December 14, 2021 minutes as read was made by Gail Brock and 2<sup>nd</sup> by Mike DeBrito.

**Motion carried**

**Treasurers Report\*:**

December 31, 2021 Treasurers Report

Operating Bank account Total	\$	14,767.04
Reserves Bank Account	\$	72,579.80
CDARS	\$	400,000.00
Total	\$	472,579.80

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Contingency Bank Account	\$	179,984.34
CDARS	\$	230,000.00
Total	\$	409,984.34
Sub Total All Bank Accounts	\$	267,331.18
Sub Total All CDARS	\$	630,000.00
Total Assets	\$	897,331.18

Delinquencies greater than 90 days at months end. = 0

**A motion to approve the Treasures Report** as read made by Wally Maire and 2<sup>nd</sup> by Gene Zombory.

**Motion carried.**

**Correspondence:**

Jay Forrest Kratz Letter\* - President Bill Schaffer reported that the reply went out. Handling as part of the Patio issue. Remove from Agenda

Cathy Sweeney Letter\* - Cathy Sweeney reported that VP Mike DeBrito replied. Remove from Agenda

**Committee Reports:**

**Blue Book:** President Bill Schaffer asked Cathy Sweeney to turn over copies the work done by Paula Brown to the board so that it is not lost over time.

**Budget:** No news to report at this time.

**Election:** Gail Brock reported the election status and that 14 candidates had submitted notices of intent. Gail further reported that no election was needed as the amount of vacancies exceeds the number of candidates. Gail announced that the new board will be introduced at the Annual Meeting. President Bill Schaffer reported that it was his understanding that nominations from the floor were not permitted. He further asked Gail Brock if her understanding of Condo Election Law matched his and she reported in the affirmative. President Bill Schaffer stated that the election was conducted in accordance with a process prescribed in Chapter 718, Florida Statutes, and Rule 61B-23.0021, Florida Administrative Code and that this should bring our election process into legal compliance. He further advised that any member not in agreeance could file a complaint with the DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION. Bill agreed to seek attorney advice on how election was conducted.

**Grounds:** President Bill Schaffer reminded owners to get specifications committee approval before ALL landscaping activities outside of their unit.

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**Contract-Insurance:** President Bill Schaffer advised that flood insurance appraisal discussions are underway with our insurance broker. He also advised that he would work with Ed Brown on vetting some insurance brokers.

**Maintenance\*:** December report attached. President Bill Schaffer advised: Working on the engineering aspect of the shoring of posts & structural issues. Water intrusion an ongoing issue. Owners are failing to maintain their units. Bill stated that owners must have their units checked and maintained in their absence. This is their responsibility. Association will seek reimbursement from owners found to be negligent and this may include time that Paradise Shores maintenance staff dedicates towards negligent owner's repairs. Water, sewer, and natural gas lines are failing at an accelerated rate.

**Sales & Rentals\*:** Sales 7-24 & 8-23 and Rental 14-12.

**Neighborhood Watch:** President Bill Schaffer discussed keeping items secured. Burglaries in the area are on the rise.

**Specifications:** Wally Maire reported the following: Researched window sliders and wanted to put forward a proposal for approval. President Bill Schaffer asked Wally to also look into window tinting/factory coloring so that this issue could be addressed at the same time.

**Compliance:** No violations referred

**Legal Affairs:** Bill reported the need to consider seeking new counsel.

## Old Business

Patios: Final batches of letters are in the process of being sent to owners to start the removal process. They are being sent out in batches. One owner has hired an attorney and our attorney is handling this. Remain on agenda.

Patios: New removal quote will be needed once the process has played out. Remain on agenda.

Building 14 2<sup>nd</sup> floor ceiling repairs. Repairs have been conducted in the order of importance and we will continue to work on them. Some units completed. Remain on agenda.

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

Mansard Roof Building 2 – Work mostly complete but minor repairs still need to be addressed. Remain on agenda.

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Building #9 plumbing. Bill advised that we have a company that will camera the pipe to see if it is a candidate for pipe lining. Pooled reserves will allow us to move forward. Remain on the Agenda

Ways & Means Committee – New Board will need to assign members. Remain on the Agenda.

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

Flood insurance - President Bill Schaffer explained that they are in the process of the mandated 3 year appraisal for the replacement value. Remain on the Agenda for a final total premium

Warren Angell Letter - President Bill Schaffer reported that they are in the process of seeking guidance on this issue. Remain on the Agenda

External Audit – At the December 14<sup>th</sup> 2021 meeting a motion to order an external audit of our finances & operations was made by President Bill Schaffer and 2<sup>nd</sup> by Mike DeBrito. Motion tabled and the board is seeking Audit proposals. President Bill Schaffer reported that the board is in the process of getting estimates. Remain on the Agenda.

**New Business:**

Ann Lutz resignation accepted

2021 Audit: Permission to engage Master & Company for our 2021 Audit\* - President Bill Schaffer asked for a motion to engage Master & Company to conduct our 2021 State Mandated Audit for an amount not to exceed \$4,500. The motion was made by Peter Lopez and 2<sup>nd</sup> by Gail Brock.

**Motion Carried** - Remove from Agenda

Coffee Club Financial Accounting: - Assistant Treasurer Ivan Schreur asked for an accounting of the Coffee Club. Sonja Lopez presented her report. \* President Bill Schaffer spoke at length to the pettiness of actions like this. He further stated that it was apparent to him that the coffee club was not bringing in as much as the supplies cost and that he and others routinely placed more than a dollar into the fund weekly to help maintain its viability. President Bill Schaffer asked for a motion to accept Sonja's report and to move on with necessary business. A motion to accept Sonja's report was made by Wally Maire 2nd by Gene Zombory.

**Motion Carried** - Remove from Agenda

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**President's Comments:**

Specifications - We have a process we must follow. Please follow it

Complaints – We have a process to follow. Please follow it.

Plumbing – The problem with owners flushing improper items has increased. Owners reminded that the association is starting to employ a camera to check for the cause of obstructions and responsible owners **WILL BE ASSESSED** for the costs involved.

Bill personally thanked Dennis, Tina, Mary, Gino, and the rest of the residents for all of the effort they put into making the New Year's Eve party a great success

Bill addressed the board and the owners about his frustrations with dealing with the petty bickering and power struggles that make running the association difficult. He further asked the community to see the bigger picture and to come together to tackle the bigger problems so that we may then get to the smaller ones. He advised that the association was at a pivotal moment and that the owners needed to tell the board that enough is enough and to get down to the business of actually running the association and to stop the pettiness. Lastly, he thanked everyone for the continuing calls, emails, and comments of support of him and stated that it meant more to him than they can ever know.

**Question & Answer Period**

1 owner question about how to file a maintenance request – Advised to speak to their Building Director.

Kurt Weinschenk commented on the issue of how cars park in their carport can force residents to walk on the grassy area immediately in front of the carports. President Bill Schaffer advised that the blacktop in front of the carports is not an authorized sidewalk or walkway and that owners should avoid using it as such and using it could expose them to injury. He further advised that we have concrete sidewalks and walkways to walk on and not using them could make them liable for any injury they incur.

**A motion to adjourn the meeting** was made by Ed Brown 2<sup>nd</sup> by Peter Lopez.

**Motion carried**

**Meeting adjourned at 8:45 pm**

Cathy Sweeney Secretary