

Paradise Shores Apartments.Inc.
Board of Directors Meeting - Zoom
February 8, 2022 - 6:30PM
MINUTES

Call to Order: President Bill Schaffer

Roll call: Secretary Cathy Sweeney

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

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

Consideration of Agenda: Temporary creation of the position of 1st Assistant Treasurer and the appointment of Michael Krause to that Alternate Building Director of Building 10 and 1st Assistant Treasurer. Move to New Business

Reading of the previous minutes*:

Minutes: January 11th Board Minutes*

A motion to approve the January 11, 2022 minutes as revised was made by Gene Zombory 2nd by Peter Lopez.

Motion carried

Treasurers Report*:

January 31, 2022 Treasurers Report

| | | |
|------------------------------|----|--------------|
| Operating Bank account Total | \$ | \$9,763.30 |
| Reserves Bank Account | \$ | \$86,491.43 |
| CDARS | \$ | \$400,000.00 |
| Total | \$ | \$486,491.43 |
| Contingency Bank Account | \$ | \$247,714.85 |
| CDARS | \$ | \$230,000.00 |
| Total | \$ | \$477,714.85 |
| Sub Total All Bank Accounts | \$ | \$343,969.58 |
| Sub Total All CDARS | \$ | \$630,000.00 |
| Total Assets | \$ | \$973,969.58 |

Delinquencies greater than 90 days at months end. = 0

A motion to approve the Treasures Report as read made by Gail Brock 2nd by Peter Lopez.
Motion carried.

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Correspondence:

DBPR Letter* - Re Warren Angell Correspondence. Will report under old business

Committee Reports:

Blue Book: President Copies turned over – Will review.

Budget: No news to report at this time.

Election: New board to be introduced at the rescheduled Annual Meeting on March 1, 2022

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

Contract-Insurance: President Bill Schaffer advised that flood insurance appraisal discussions are underway with our insurance brokers. Ed Brown is vetting an insurance broker.

Maintenance*: December report attached. President Bill Schaffer advised: A new engineer is scheduled to meet with Bill and Mike DeBrito 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*: Sonja Lopez reported the following interviews:

Sales 5-14,12-19,7-16,8-16, 5-3 Rentals 6-26,12-15,10-22, 1-12

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

Specifications*: Wally Maire EXCUSED. No monthly Report

Compliance: No violations referred

Legal Affairs: Bill reported that they received ZERO response from the current association attorney to an email he sent expressing his dissatisfaction with their performance in several areas including the tree in front of the clubhouse, the guard shack, and in the patio issues. He further stated that he is reviewing a proposal from Becker & Poliakoff Law Firm of Tampa and will make a recommendation to the new board for consideration and action.

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Old Business

Patios: The issue is working its way through the process. One owner has hired an attorney and our attorney is handling this. New removal quote needed once the process has played out. Remain on agenda.

Building 14 2nd 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 professional reserve study: Completed, now we must address the findings. Implementation of pooled reserves needed by new board. Remain on agenda

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

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 DBPR replied that they do not have jurisdiction over the issue so the board will attempt to seek guidance from the Florida Dept. of Financial Services. Remain on the Agenda

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

New Business:

A motion was made by Mike De Brito 2nd by Peter Lopez **to appoint Michael Krause of unit 10-7 to the position of Alternate Building Director of Building 10.**

Motion Carried

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A motion was made by Mike DeBrito 2nd by Gail Brock to create a temporary position of 1st Assistant Treasurer and to appointment Michael Krause to that position to last until the new 2022 board seats a permanent Treasurer at which time the 1st Assistant Treasurers position will automatically be vacated and abolished.

Mike gave an introduction and said he would work to improve transactions
Motion Carried

President's Comments:

Specifications: We have a formal process we must follow. Please follow it

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

Annual Meeting: Reminder oof the rescheduling of the Annual Meeting. March 01, 2022 at 7:00 PM

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.

We have issues with gas pipes in building # 2. Florida Gas has been notified.

Activities: Bill personally thanked ALL of the volunteers that have worked so hard to get the various activities up and going.

Courtesy: Bill reminded the owners that your board and activities crew are all volunteers who have personal lives, issues, and problems to deal with in addition to their volunteer work. 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. Lastly, he thanked everyone for the continuing calls, emails, and comments of support of him and his Mom's health issues and stated that it meant more to him than they can ever know.

Question & Answer Period

Sonja reported coffee will start again tomorrow

Bobby Raposa said he had emails about the posts in building # 7. Bill said he is setting up a meeting with an engineer to discuss this issue.

A motion to adjourn the meeting was made by Scott Rasbach 2nd by Gail Brock.
Motion carried

Meeting adjourned at 7:20pm

Cathy Sweeney
Secretary