

Paradise Shores Apartments.Inc.
Board of Directors Meeting - Clubhouse
March 8, 2022 - 7:30PM

Call to Order: President Bill Schaffer

Roll call: Secretary Pat McCann

Directors/Alternate Directors: Mary Brizzarri, Lois Barros, Dennis Moore, Tina Morrison, Bobby Raposa, Peter Lopez, Joe Colon, Pat McCann, Joanie Ross, Gene Zombory, Gail Brock.

Directors at Large: Ed Brown, Wally Maire, Bill Schaffer

Consideration of Agenda:

Approval of two invoices for emergency repairs. Moved to new business.

Reading of the previous minutes*:

Minutes: February 8th 2022 Board Minutes*

March 1st 2022 1st Board Meeting Minutes*

March 1st 2022 Special Board Meeting Minutes*

A motion to approve the previous minutes as read was made by Joan Ross, 2nd by Peter Lopez.

Motion carried

Treasurers Report*:

February 28, 2022 Treasurers Report:

A motion to suspend reading of Treasures Report made by Mary Brazzini, 2nd by Joan Ross.

Motion carried.

Correspondence*:

Letter Mike Mulcahy* and President's Response. Remove from Agenda

Email Cathy Sweeney and President's Response*. Moved to New Business.

Committee Reports:

Blue Book: President reported – Will review work of the old committee to see where we are at.

Budget: Working to move the old component reserves over to Pooled Reserves.

Election: No Report

Grounds: President Bill Schaffer reminded owners to get specifications committee approval before ALL landscaping activities outside of their unit. Would like to explore the possibility of allowing SMALL patio areas (in place of the large ones) in the limited common element area where owners are currently allowed to install landscaping.

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Contract-Insurance*: Ed Brown reported discussions with our insurance agent and a new one. Bill further explained that only one broker at a time can shop for quotes and that an insurance broker has to be fired before a new one can get quotes for us. A Catch 22 situation. Headlines and the economy all play a part in these efforts. Consideration of the age of the buildings, the roof, the wiring play a further part in these negotiations.

Maintenance*: February report attached. President Bill Schaffer advised: A new engineer met with us and we have some settling issues that must be dealt with inside and outside of building 5 Unit 19. He further advised that this was the exact same unit that caused us to do a property wide rehabilitation 20 years ago. The Engineer believes it is only the walkway at this time but further tests are underway. We can do this with parallel with the post issue. Water intrusion is 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 February interviews:

Sales: 5/6, 11/10, 12/2, 2/15, 3/5, 9/25, 14/1

Rentals: 3/1, 2/9, 2/16

Deed Changes: 5/14, 5/6, 12/9, 3/5, 7/16

Neighborhood Watch: President Bill Schaffer discussed keeping items secured. Things have been quiet this month

Specifications*: Wally Maire reported 2/28 got storm door approval. Window changes may be announced at the next meeting.

Compliance: No violations referred

Legal Affairs: Bill again 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 and Sonja reviewed a proposal from Becker & Poliakoff Law Firm of Tampa and will make a recommendation to the new board for consideration and action under new business. Gail Brock reported that CPA firms are too busy in tax season to quote us audit fees. Bill also mentioned that insurance premiums are "horrible" and we may be in for quite a percentage increase.

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. Would like to explore the possibility of a reduced sized patio in the unit owner's limited common element area. Remain on agenda.

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Building 14 2nd floor ceiling repairs: Repairs have been conducted in the order of importance and we will continue to work on them. We have 2 units to go. Remain on agenda.

FPAT professional reserve study: Completed, now we must address the findings. Final implementation of pooled reserves needed by new board. Remain on agenda

Mansard Roof Building 2: Work Completed. Remove from 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 allow us to move forward. Remain on the Agenda

Ways & Means Committee: Peter, Larry, and Gail all have volunteered. Will talk to each before doing this year's committee assignments. 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. Letter sent to DFS - 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. Gail Brock reported that an auditor she talked to said that we were on the right track. Remain on the Agenda.

New Business:

Appoint directors / Alternate Directors:

A motion was made by Peter Lopez, 2nd by Lois Barros to appoint Dan Connolly of unit 5-12 to the position of Alternate Building Director of Building 5. **Motion Carried.** Remove from Agenda

A motion was made by Mary Brazzarri, 2nd by Joe Colon to appoint Bill Fertig unit 12-3 to the position of Alternate Building Director of Building 9. **Motion Carried.** Remove from Agenda

Attorney Engagement:

A motion was made by Tina Morrison, 2nd by Peter Lopez to retain the law Firm of Becker & Poliakoff Law Firm of Tampa for our clubhouse tree issue while simultaneously keeping our current attorney on board so as to resolve the tree issue and evaluate the new firm's performance. **Motion Carried.** Move to Old Business

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Property Insurance Payment:

A **motion** was made by Ed Brown, 2nd by Gail Brock to approve the payment of a premium not to exceed the budgeted amount of \$432,000 to our Insurance Company for the various 2022-2023 Insurance policies including Property, General Liability, D&O Liability, Crime, Umbrella, and Legal Expense insurance.

Motion Carried. Remain from Agenda for a final premium total.

Letter from Mike Mulcahy and President's response.* Remove from Agenda

Letter from Cathy Sweeney & Presidents written response*:

President Bill Schaffer noted that Cathy Sweeney's resignation was accepted and that he thanked her for her many years of dedicated and selfless service to our community. There is no doubt that she was the glue that kept things going in our beautiful community. He summarized his written response to Cathy Sweeney. Remove from Agenda

A **motion** was made by Ed Brown, seconded by Gail Brown to pay Florida Gas \$2,875.00 for the emergency water supply line leak repairs at Building 7.

Motion Carried. Remove from agenda.

A motion was made by Peter Lopez seconded by Gene Zombory to pay Florida Gas \$3,950.00 for the emergency gas line leak problem in Building 2.

Motion Carried. Remove from agenda

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.

Plumbing: The problem with owners flushing improper items has increased. Owners again 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.

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.

Bazaar: A successful event following several years of absence. Many hands made short work of setting up and handling the bazaar. Thanks to all the volunteers who made this possible.

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Part-time residents: President Bill Schaffer reminded those who will be heading back north to make sure any outside items are stored in their units and that arrangements are made for someone to maintain the a/c condensate line. Simply turning off the a/c isn't sufficient.

President Bill Schaffer expressed his appreciation for the 2021 board, committee's, volunteers, and everyone that he called upon to help for making his job easier. He further thanked the owners and renters here at Paradise Shores for supporting the board's decisions in a very difficult year. We wouldn't be here without them. He stated that such a large community comes with a lot of different desires and opinions and with tolerance comes a very vibrant community... a community we call Paradise Shores!

Question & Answer Period

Cathy Sweeney reiterated her resignation letter and asked why Citizens Insurance was not used. It is an insurance company of last resort and further information was extended by Bill.

Jim Westwood thanked the community for surviving the pandemic through the years of problems. He also questioned the Social Club going out of business. Bill explained what had happened and that it was a decision made by the Social Club and not by himself or anyone on the board.

Next Meeting is April 12, 2022 at 7:30 pm in the Clubhouse.

A motion to adjourn the meeting was made by Dennis Moore 2nd by Pat McCann.

Motion carried

Meeting adjourned at 8:40 pm

Pat McCann
Secretary