

Paradise Shores Apartments.Inc.  
Board of Directors Meeting - Clubhouse  
April 12, 2022 - 7:30PM

**Call to Order & Roll Call of Directors**

**Consideration of Agenda:**

**Suspension of the normal order of business:**

Insurance Broker Presentation and  
Update vote for approval of amount paid for insurance.

**Approval of the previous minutes as distributed:**

**Treasurers Report:**

**Correspondence:**

Resignation of Alt. Building Director of Building 10  
Thank You Letter.

**Committee Reports:**

**Blue Book:** Rule changes proposed. (See below)

**Contract-Insurance:**

**Grounds:** Most current landscaping rules rereleased

**Sales & Rentals:**

**Compliance:**

**Specifications:** Window, storm door, and safety lighting specifications proposed. (see below)

**Budget:**

**Election:**

**Maintenance:**

**Neighborhood Watch:**

**Legal Affairs:**

**Old Business**

**Patios:**

**FPAT professional reserve study**

**Ways & Means Committee**

**Attorney Engagement**

**External Audit**

**Building 14 2<sup>nd</sup> floor ceilings**

**Building #9 plumbing**

**Flood insurance**

**Warren Angell Letter**

**New Business:**

**Specifications Rules Update:** A motion to approve new window styles to allow single hung & slider type windows, storm door styles to allow full glass storm doors, and owner installed security lighting as presented by the Specifications Committee.

**Parking Rule Update:** A motion to limit the number of vehicles allowed on the property to ONE vehicle per one bedroom unit and TWO vehicles per two bedroom unit to be applied to ALL purchasers and renters who purchase or rent AFTER the effective passing of this rule.

Paradise Shores Apartments.Inc.  
Board of Directors Meeting - Clubhouse  
April 12, 2022 - 7:30PM

Also, a motion to limit the long term storage of vehicles while the owner/renter is away for greater than 14 days to the owner/renters carport only, and to prohibit the long term storage of an owners/renters vehicle from the Associations “guest” spots when the owner is away for more than 14 days.

**Fees Collected Update:** A motion for the Association to charge up to the maximum allowable fees allowable by law for interviews estoppels, and document requests, as determined annually by the executive staff and Florida Statutes, and effective with all contracts signed after the passing of this motion.

**Rentals Security Deposit:** A motion for the Association to collect one month’s rent, as security for damages to the Common Elements, from the tenant of all rentals of a unit that occur, to occur with the signing of any lease of a unit AFTER the passing of this motion.

**President’s Comments:**

**Question & Answer Period**

**Next Meeting announced - May 10<sup>th</sup>.**

**Meeting adjournment**