

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

**Call to Order:** President J. Scott Rasbach called the meeting to order at 7:34 pm.

President J. Scott Rasbach asked for a moment of reflection for our southern neighbors and all that they are going through. A moment of silence followed.

**Roll call:** Secretary Pat McCann conducted a Roll Call of board directors.

**Directors/Alternate Directors:** Mary Bizzarri, Lois Barros, Tina Morrison, Bobby Raposa, Peter Lopez, Joe Colon, Pat McCann, Gene Zombory, Gail Brock. **Directors at Large:** J. Scott Rasbach, Mike DeBrito, Jr., Wally Maire.

**Consideration of Agenda\*:** (copies available in office)

1. A letter from Cathy Sweeney added to Correspondence.
2. A letter from Warren Angell added to Correspondence.
3. An email from Duane Covino discussed under Correspondence.
4. A vote on Treasurer & Assistant Treasurer added to New Business.
5. A vote on our Lawn Care Contract added to New Business.

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

May 10<sup>th</sup>, 2022 Board Meeting minutes\*

June 22<sup>nd</sup>, 2022 Emergency Board Meeting (Must ratify the action)\*

June 27<sup>th</sup>, 2022 Reserve change vote\*

**A motion to approve** the previous minutes **AS DISTRIBUTED** to the board was made by Mike DeBrito, Jr., 2<sup>nd</sup> by Gail Brock.

**Motion carried.** (Minutes are available in the clubhouse binder)

**Treasurers Report\*:**

**A motion to approve** the current Treasures Report as read by David Blidy was made by Gene Zombory, 2<sup>nd</sup> by Gail Brock. Discussion ensued.

**Motion carried.** (Treasurers reports, if written, are available in the office)

**Correspondence:** (available in office)

1. A letter from President William Schaffer in reference to his Resignation from all board related responsibilities. (Bill waived the need to read his actual resignation letter.) Move to New Business for the ratification of J. Scott Rasbach as the Board President.
2. A letter from Pat McCann in reference to her Resignation as the Board Secretary. (Pat waived the need to read her actual resignation letter. Move to New Business for the appointment of a replacement.
3. A certified letter from Maria Dominguez requesting ALL owners emails and telephone numbers. We have consulted our attorney and were delayed by the hurricane but we expect to reply to Ms. Dominguez in the near future. Remove from Agenda

\* report attached to minutes

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4. A certified letter from Cathy Sweeney. Move to new business.
5. A certified letter from Warren Angell. Move to new business.
6. An email from Cosmo's son Duane Covino will not be added to the agenda as legal ownership of the unit is still in question.

**Committee Reports:**

**Blue Book:** Rule changes Approved in April 2022 still to be incorporated into the Blue Book or as policy directives with the WORDING AS APPROVED to be completed as appropriate.

**Budget:** Reserves all recorded as Pooled Reserves being finalized as authorized by the June 27, 2022 Board of Directors vote.

**Election:** Election Chairwoman Gail Brock discussed the upcoming election timeline. The annual election of Directors will be conducted February 14, 2023. The first day to submit a written notice of intention to run for the board is December 16, 2022 and the final day to submit a written intention to run for the board is January 5, 2023.

**Grounds:** President Rasbach reminded owners to get specifications committee approval before ALL landscaping activities outside of their unit. This includes the 4' area outside of the unit and any plantings on the walkways. Please simply follow the process.

**Contract-Insurance:** President Rasbach reiterated that the association will need to replace 8 roofs between this year and next year due to the insurance crisis as mentioned by our insurance agent at the April 2022 Board Meeting. He additionally advised that we will need 3 more roofs done in about 3 years as they are currently 12 years old. We will also need to start addressing the plumbing issues. All of these will require a special assessment. The amount is unknown at this time but is expected to potentially be as high as \$8k to \$12k per unit. The Executive Officers are working diligently on getting that number lower and will know more in mid to late November.

**Maintenance\*:** Vice President Mike DeBrito, Jr. advised that plumbing is an ongoing issue. Owners must stop flushing inappropriate items down the sewer lines. Mike advised that they will camera lines to determine responsibility and assess costs if necessary. Owners also reminded to maintain their A/C unit condensate lines. This is their responsibility. Association will seek reimbursement from owners found to be negligent. Water, sewer, and natural gas lines are failing at an accelerated rate. Lastly, Mike advised that Peter Lopez has been placed in charge of the Maintenance staff and is doing a great job getting them back on track. Mindy has left and a new employee Robert has been hired. (Maintenance reports available in the office)

**Sales & Rentals\*:** Sonja Lopez reported the following May through September interviews:  
**Sales:** 25 Units                      **Rentals:** 6 Units                      **Deed Changes:** 24 Units

\* report attached to minutes

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**Neighborhood Watch:** Past President Bill Schaffer discussed the increasing crime in the area and keeping items secured. Bill Schaffer further discussed the burglary to the clubhouse and the Board's request that ALL items of value be secured inside of owners units until further notice. This includes bicycles.

**Specifications:** Wally Maire excused as he had been out of town. Peter Lopez reported the following that Unit 11-11 replaced a storm door and that unit 5-17 was in the process of replacing windows.

**Compliance:** Multiple rule violation letters again sent to owners. The Association Attorney is involved where necessary for enforcement. President Rasbach reminded the owners that our rules require the owner to pay the Associations legal costs for any rule enforcement actions so please comply when asked.

**Legal Affairs:** Legal Affairs Officer Sonja Lopez reported that our attorney at Becker and Poliakoff has handled several issues in a successful manner.

### **Old Business**

**Patios:** The issue is working its way through the process. It has been turned over to the new attorney to resolve. Several Patios have already been removed as units sold. Remain on agenda.

**Building 14 2<sup>nd</sup> floor ceiling repairs:** We have 1 unit to go and hope to complete that one soon with the assistance of our new maintenance employee Robert who was formerly employed by L&S and has the experience to do the work. Scott thanked the residents of building 14 for their patience while the association worked through its financial problems. Remain on agenda.

**FPAT professional reserve study:** Owners approval the conversion of the old component reserve funds over to the established pooled reserve accounts at the June 27<sup>th</sup>, 2022 meeting called for that purpose. Remove from agenda

**Building #9 plumbing:** President Rasbach reported that the inspections of Building 8 & 9's sewer lines occurred and noted the both buildings were inspected and a bid for cleaning and lining was received. Remain on the Agenda

**Ways & Means Committee:** President Rasbach reported that as the possibility of an assessment and that he will ask the committee to investigate how to finance it including any owner financing possibilities. Remain on the Agenda.

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**Flood insurance:** Final 2021-2022 flood insurance premium was approx. \$190k. The savings over the \$240k budgeted amount helped offset the Hazard Insurance Premium which was approx \$50k more than budgeted. The new mandated 3 year Appraisal will increase our 2022-2023 flood insurance an additional amount on top of the 18% expected increase from FEMA. The 2022 payment which is due December 1<sup>st</sup> and we had budgeted \$312k which we believe will be sufficient to cover any expected increase.

Remove from Agenda.

**Parking: 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, 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 was made by Joanie Ross, 2<sup>nd</sup> by Tina Morrison. Much discussion ensued.

**Motion Carried.** Remain on agenda for incorporation into our rules and publication to owners.

**New Business:**

**A motion to ratify the June 22<sup>nd</sup> 2022 appointment** of J. Scott Rasbach to the position of **BOARD PRESIDENT** was made by Bobby Raposa, 2<sup>nd</sup> by Gail Brock.

**Motion Carried.** Remove from Agenda.

**A motion to appoint** Mary Bizzarri to the position of **BOARD SECRETARY** was made by Mike DeBrito, Jr., 2<sup>nd</sup> by Gail Brock.

**Motion Carried.** Remove from Agenda.

**A motion to appoint** Dennis Moore to the position of **DIRECTOR AT LARGE** was made by Pat McCann, 2<sup>nd</sup> by Mary Bizzarri.

**Motion Carried.** Remove from Agenda.

**A motion to appoint** Lee Manchester to the position of **DIRECTOR OF BUILDING 6** was made by Mike DeBrito, Jr., 2<sup>nd</sup> by Pat McCann.

**Motion Carried.** Remove from Agenda.

**A motion to appoint** David Blidy to the position of **TREASURER** and Peter Lopez to the position of **ASSISTANT TREASURER** was made by Mike DeBrito, Jr., 2<sup>nd</sup> by Bobby Raposa.

**Motion Carried.** Remove from Agenda.

President Rasbach asked those appointed to see the Board Secretary to see if a compliance form is needed.

**A motion to approve the signing of a new lawn care contract** not to exceed the regular monthly cost of \$3,900 was made by Gene Zombory, 2<sup>nd</sup> by Mary Bizzarri.

**Motion Carried.** Remove from Agenda.

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**A motion to change our rules** to prohibit the use of any type of material to cover vehicles on the property was made by Mike DeBrito, Jr., 2<sup>nd</sup> by Gail Brock. Amended? No.  
**Scott asked that the Motion be Tabled.** Remain on Agenda.

**A motion to add a fee** for contractor roof access to cover expenses related to the supervision of said contractors was made by Mike DeBrito, Jr., 2<sup>nd</sup> by Pat McCann. Discussion ensued  
**Scott asked that the Motion be Tabled.** Remain on Agenda.

**Board Notification** that VP Mike DeBrito, Jr. appointed Bill Schaffer as **Assistant Officer** during the declared state of emergency as per Florida Statute 718.1265 sub 1c. Bill Schaffer shall have the authority of an Executive Officer until such time as the Governor lifts the state of emergency.

**Board Notification** that the Executive Officers have hired Marjorie Torres as an office Secretary. Gail Rogers, our Office Manager, will be training her.

**Board Notification** that Robert Green was hired to compliment our maintenance staff after the departure of Mindy Shewmake. Pedro Duncan has been assigned Mindy's cleaning duties.

**A certified letter from Cathy Sweeney.** Scott advised that the response to Ms. Sweeney's letter was delayed due to the declared state of emergency and the resulting storm preparation. He further stated that they will be responding soon but he wanted to summarize the association's response here at the public board meeting. 1. The need for new roofs has been well investigated and the board has done its due diligence. It boils down to the current insurance crisis here in Florida. Last year the board had trouble securing hazard insurance and was forced to secure insurance that is basically catastrophic coverage. Citizens, the insurer of last resort refused to insure almost ½ of our property. Our insurance professionals advised us that we must take several actions, among them was the requirement that we must replace ANY roof that is 15 years or older. They further advised that the 4 silicone coated roofs were a waste of money as they were not considered a new roof. Currently we have 7 roofs 15 years or older and an additional roof will be 15 years old in 2023. Securing ANY hazard insurance next April will be contingent on Paradise Shores replacing the roofs. No engineering report will change that and thus no report was obtained. 2. Ongoing plumbing problems have been an issue that multiple previous boards have kicked down the road year after year. Starting under past President Bill Schaffer there was a commitment to finding a permanent solution to our plumbing issues and the consensus of the board executives was that pipe lining should be explored. Bill Schaffer signed contracts with Blue Works to examine our plumbing and the experts at Blue Works presented a very extensive presentation to our residents, many of who attended, that outlined the need for repairs. It is those repairs that the current board is committed to performing. 3. There will be **NO FINANCING** offered by the board. The money is needed upfront to perform the work and it must commence sooner rather than later. The above will **ALL** be communicated to Ms. Sweeney in a letter responding to her request. Remove from Agenda.

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**A certified letter from Warren Angell.** Mr. Angell questioned the reasoning and the authority for the removal of the guard shack from the premises of Paradise Shores. The reasoning was that the guard shack had been damaged beyond repair and it was in fact, no longer attached to the foundation. The authority to remove the guard shack comes from the “business judgment” rules as applied to condominium decisions. The board, through their executives, is required to act in a way that is in the best interest of the property and to protect the property and its members where necessary. The guard shack was severely damaged and no longer attached to the slab. To knowingly leave it in such a state during hurricane season would be irresponsible and potentially subject the association to liability should high winds or storm surge cause the guard shack to move off of its base or disintegrate and become flying objects. For the above reasons, and in accordance with the rights afforded the association under Florida Statutes, the association made a “business judgment decision” and removed the damaged guard shack. At a later point in time the owners will be asked if they want to replace the guard shack or do something else there. That will be a required material alteration vote under 718 of the Florida Statutes. The above will ALL be communicated to Mr. Angell in a letter responding to his request. Remove from Agenda

**President’s Comments:**

**Dumpster:** We have a BOARD APPROVED policy for use of the dumpster. It requires that the dumpster be locked when maintenance is not on the property. No electronics, furniture, bulky items, and etc. will be accepted. Anyone caught dumping unapproved items by the dumpster WILL be charged for their removal and disposal. We DO have a NEW camera outside of the maintenance garage.

**Complaints:** We have a process to follow. Please follow it by going to your building director first. This applies to work orders also. Should the building director not be able to resolve the complaint informally, a written & signed complaint will be needed to escalate the complaint to the board.

**Courtesy:** Scott reminded the owners that your board and activities crew are all volunteers who can always use help. He asked that more owners step forward to help.

**Question & Answer Period:**

Numerous owners asked for clarification of various issues discussed at the board meeting.

President Scott Rasbach announced that the **Next Board Meeting is November 8<sup>th</sup>, 2022 at 7:30 pm** in the Clubhouse.

**A motion to adjourn the meeting** was made by Gene Zombory, 2<sup>nd</sup> by Mike DeBrito, Jr.  
**Motion carried. Meeting adjourned at 8:54 pm.**

Pat McCann/Mary Bizzarri  
Secretary