

Paradise Shores Apartments, Inc.  
Board of Directors Meeting - Clubhouse  
December 13, 2022 - 7:30PM  
Approved Minutes

**Call to Order:** President J. Scott Rasbach called the meeting to order at 7:30 pm.

**Roll call:** Board Secretary Mary Bizzarri conducted a Roll Call of board directors.

**Directors/Alternate Directors:** Mary Bizzarri, Tina Morrison, Bobby Raposa, Peter Lopez, Gene Zombory, Gail Brock. **Directors at Large:** J. Scott Rasbach, Mike DeBrito, Jr., Wally Maire, Dennis Moore

**Consideration of Agenda:**

**A motion to suspend** the normal order of business and conduct the Owner Question and Answer Period first was made by Gail Brock, 2nd by Mary Bizzarri. All were in favor. **Motion carried.**

**Questions and Answers on Agenda Items only:**

Cathy Sweeney and Warren Angell asked the board about procedures pertaining to car covers during a hurricane. Scott Rasbach noted that volunteers put things away outside of units and loose covers flapping around are a hazard.

Vincent Castellucci ask the board about the parking spaces policy.

There was a question ask about Roof Access when Air conditioning is being repaired and access to roofs during non working hours. There was discussion of forming a committee and Charlie Walker, Gary Jones, Nelson Algulra, and Bobby Raposa volunteered.

A number of owners had a questions on the election. If one has to live in that building to become a director? If after the Jan 5<sup>th</sup> deadline could a list be created to view to see where building director vacancies are? There was a question brought about our election process. Vincent Castellucci reported we are following Florida statues 718.

**Scott announced the resumption of the normal order of business.**

**Approval of the previous minutes\*:**

November 8, 2022 Board Meeting Minutes

**A motion to approve** the previous minutes as “**DISTRIBUTED**” to the board was made by Mike DeBrito, 2<sup>nd</sup> by Dennis Moore. No Corrections noted. **Motion Carried**

**Treasurers Report\*:**

**A motion to approve** the current Treasures Report as read by David Blidy was made by Peter Lopez, 2<sup>nd</sup> by Mike DeBrito. **Motion carried.** (Treasurers reports, if written, are available in the office)

\* report attached to minutes

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**Correspondence:**

1. A letter/email from Pat McCann resigning as building director of Building 10. Accepted.
2. A email & letter from Ethel Gianakis Building 9, Unit 21 about a problem with her neighbor. Remove from Agenda as this is not an association problem.

**Committee Reports:**

**Blue Book:** Working to incorporate 2022 Board approved changes into the language of the Blue Book. No changes will go into effect until publication to the owners.

**Budget:** President Rasbach advised that the new budget and monthly maintenance assessment unit breakdown are being emailed or mailed to owners. Additionally, it will be posted on the official association notification board in the clubhouse.

**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 which is 40 days prior to the election and specified by Florida Statute. There will be NO WRITE IN CANDIDATES. There is a deadline is for any candidate to submit a personal information sheet to be included with the ballots and that is January 10<sup>th</sup> 2023 which is 35 days before the election.

**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 advised that with the successful stabilization of our flood insurance that the board will now focus on our Hazard Insurance. President Rasbach also reported that we lowered our per building deductible from \$25K to \$1,275.00 is \$5K more in premium.

**Maintenance:** Wally Maire reported that a lot more is being done in house. Robert is talented. Mike DeBrito reported that he is coaching the maintenance crew to improve their skillset.

**Sales & Rentals:** Sonja Lopez reported **6 sales, 4 rentals, 1 deed transfer since October 10<sup>th</sup>.**

**Neighborhood Watch:** President Rasbach discussed the increasing crime in the area and suggested people keep valuables out of cars and cars locked.

**Specifications:** Wally Maire reported no new windows or doors at this time.

**Compliance:** President Rasbach advised the owners to please familiarize themselves with our governing documents. This will avoid any issues concerning who is responsible for various repairs. He spoke about plumbing and electrical examples.

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**Legal Affairs:** Legal Affairs Officer Sonja Lopez reported a few matters are with the attorney.

**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.

**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 asked the committee and the Treasurer to investigate how to finance any assessment including any owner financing possibilities. Remain on the 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. Corporation for blue books.

**A Certified letter** from Larry Crosby in reference to rule changes. Responded to Mr. Crosby within the timeframe specified in FS 718 and seeking further clarification of his complaint.

**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.

**Remove from Agenda** - motions can only be tabled for 1 month. May reintroduce at a later date.

**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.

**Remove from Agenda** - motions can only be tabled for 1 month. May reintroduce at a later date.

**New Business:**

**A motion to appoint** Denny Wabnitz Building Director of Building 9 was made by Mike DeBrito, 2<sup>nd</sup> by Tina Morrison.

**Motion carried.**

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**A motion to appoint** Bruce Lawrie Building Director of Building 10 was made by Mary Bizzarri, 2<sup>nd</sup> by Gail Brock.  
**Motion carried.**

**President's Comments:** President Rasbach reported that:

Sam and Nelson cleaned the tree west of the pool.

Bill, Mike, and Scott removed a dead palm between buildings 8 and 12 which saved us \$1,000.

Tina Morrison leads the social committee.

The Holtzer's motorcycle group came through again with the Christmas Bike Parade and it was enjoyed by all.

**A motion to adjourn the meeting** was made by Bobby Raposa, 2<sup>nd</sup> by Mike DeBrito.  
**Motion carried.** Meeting adjourned at 9:01 pm.

**Next Board Meeting is January 10, 2023 @ 7:30 pm**

Mary Bizzarri, Board Secretary  
Sonja Lopez, Asst. Board Secretary  
Gail Brock, Asst. Board Secretary