

Paradise Shores Apartments, Inc.
Board of Directors Meeting - Clubhouse
January 10, 2023 - 7:30PM
Approved Board 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 directors.

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

Consideration of Agenda:

A motion to suspend the normal order of business and have a presentation by Brian Burns of USI Insurance was made by Gail Brock, 2nd by Mike DeBrito. **Motion Carried.**

Brian Burns of USI Insurance discussed the importance of having insurance and what is required by Florida Statute. Mr. Burns further discussed “known perils” and stated that flooding is a “known peril” for our property. Brian and President Scott Rasbach discussed why we need flood insurance and the known peril. Mr. Burns reported that should the board drop insurance for a known peril, and then we have a loss from that peril, that the board of directors could become personally liable and that our Directors & Officers Insurance coverage would not cover the board members. Mr. Burns stated that prices are going up everywhere and that we are grandfathered in on our flood insurance rates through FEMA.

A motion to suspend the normal order of business and have the Owners Questions & Answers occur during the presentation of the agenda items instead of at the end was made by Gene Zombory, 2nd by Mary Bizzarri. **Motion carried.**

A discussion with owners on Buildings 1, 4, 7, 12 (in this order) needs a new roof. Then 2, 5, 8, and 14. The only buildings without aluminum wiring are buildings 14, 12, 11, and 10.

Reading of the previous minutes:

A motion to approve the December 13, 2022 minutes as “**DISTRIBUTED**” to the board was made by Mary Bizzarri, 2nd by Gail Brock. **Motion Carried**

Treasurer's Report*: (Treasurers reports, if written, are available in the office) **A motion to approve** the current Treasures Report as read by Bill Schaffer was made by Mike DeBrito, 2nd by Denny Wabnitz. **Motion carried.**

Correspondence:

Scott asked the Legal Affairs Officer to read the legal definition of Defamation of Character. Sonja Lopez did so. Scott then asked if any of the letter writers desired to withdraw their letter before proceeding forward with the public reading of the letters. (Letters not withdrawn.)

1. A letter from Warren Angell was read.

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2. A document request from Maria Dominguez. Received Attorney advice and will start complying within our rules and 718.

3. A letter from Ivan Schreur. Letter mentioned litigation and will not be read in an open board meeting.

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: Nothing to report at this time.

Election: Election Chairwoman Gail Brock discussed the upcoming election timeline. The annual election of Directors will be conducted February 14, 2023. The deadline to submit a notice of intention for candidacy has candidate information sheet submission has passed. Gail advised that she would be asking the board to appoint an impartial group of 6 owners who are not candidates, nor the spouses of candidates, nor current board members, to actually conduct the election. Gail additionally asked the Board to request that our association attorney be present to oversee the actual election. All deadlines have passed and now working on the election packets.

Grounds: President Rasbach said that ground improvements are being conducted and asked for suggestions from owners. President Scott Rasbach would like a grounds committee formed.

Contract-Insurance: Covered by tonight's presentation.

Maintenance: Wally Maire stated that he has nothing to Report.

Sales & Rentals: Sonja Lopez reported 0 sales, 0 rentals, and 6 deed transfers since reported in December.

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 he has a few owners waiting on windows. He asked owners to get ahold of him if needing doors or windows so he could steer them in the right direction.

Compliance: President Rasbach advised the owners to please familiarize themselves with our governing documents. This will avoid any issues concerning who is responsible for repairs.

Legal Affairs: Nothing to report at this time.

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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 2nd 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 that both buildings were inspected and a bid for cleaning and lining was received. **A second bid is being sought.** \$160,000.00 to \$170,000.00, 30,000.00 for wall repairs. These are cast iron pipes and sewer lines. The pipes are rough and there is heavy greasy buildup in the pipes. Remain on the Agenda.

Ways & Means Committee: President Rasbach reported that the Treasurer has advised that we will need signed contracts to proceed any further with potential financing options for a special assessment. 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, 2nd 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. There appears to be no response. Remove from Agenda.

New Business:

A motion to enter into a contract, and approve a payment not to exceed \$4,500, for Master & Company, PA to conduct our annual audit for 2022 was made by Gene Zombory, 2nd by Mike

DeBrito. **Motion carried**

Motion to adjourn the meeting made by Wally Maire, 2nd by Dennis Moore. **Motion carried.**
Meeting adjourned at 9:01pm. - Next Board Meeting is February 7, 2023 @ 7:30 pm

Mary Bizzarri, Board Secretary

Sonja Lopez, Asst. Board Secretary

Gail Brock, Asst. Board Secretary