



*Paradise Shores
Apartments, Inc.*

"A 55+ age restricted community"

5230 - 81st Street North, St. Petersburg, Florida 33709 • Phone: (727) 546-0178 • Fax: (727) 548-0898

To whom it may concern,

In accordance with the recommendation of the Florida Bar Association, and as approved by The Board of Directors at the June 26, 2023 board meeting, **the attached minutes have been revised to reflect Sonja Lopez's title and roll** in Paradise Shores Apartments Inc.

The revised sections are in **RED** and these AMENDED MINUTES supersede and replace the previous minutes issued by the Board Secretary.

Please destroy all old copied that you possess.

Sincerely,

William Schaffer, Jr.
Board Secretary
Paradise Shores Apartments Inc.

Paradise Shores Apartments, Inc.
Board of Directors Meeting - Clubhouse
February 7, 2023 - 7:30PM
AMENDED 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, Dennis Hans, Tina Morrison, Bobby Raposa, Bruce Lawrie, Gene Zombory, and Gail Brock.

Directors at Large: J. Scott Rasbach, Mike DeBrito, Jr., and Dennis Moore were present.

Consideration of Agenda:

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 Mike DeBrito, 2nd by Dennis Moore.

Discussion: No

Motion Carried

During questions there was discussion about naming the clubhouse after Peter Lopez when there were others that have passed through the years that served and gave. A memorializing committee was formed.

1. Jeanne Kravetz
2. Lisa Smith
3. Lois Kirk
4. Cathy Sweeney

Questions arose about postponing the election due to building three ballots not being in alphabetical order. The matter was referred to the association's attorney. The recommendation from counsel was to provide correct ballots to the affected building. Also, to delay the election so that timing issues regarding notification, etc could be met.

The new election will be April 4, 2023.

Vincent Castellucci asked why Scott Rasbach and Mike DeBrito are running for directors at large when they are directors of their buildings. Mr. Rasbach and Mr. DeBrito are not currently building directors. Residents can run for multiple positions in Paradise Shores. Both Mr. DeBrito and Mr. Rasbach held themselves out for election for multiple positions. Mr. Castellucci also inquires about correspondence not being read at the meetings. The board referred a letter to counsel that was read at the last board meeting. Counsel instructed the board that letters should not be read at board meetings. Correspondence will be held in a correspondence file for anyone interested to read. Correspondence to the board will be listed as received and by whom and the date at the board meeting following its receipt. And its receipt will be made part of the minutes.

Reading of the previous minutes:

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A motion to approve the January 10, 2023 minutes as “**DISTRIBUTED**” to the board was made by Mary Bizzarri, 2nd by Gail Brock.

Discussion: No

Motion Carried

Treasurer's Report*: (Treasurers reports, if written, are available in the office)

David Blidy was not present to give the report.

Correspondence:

Scott advised that our attorney had advised us NOT to read owners communications at the board meetings. A policy has been developed, and will be discussed, under new business.

Communications distributed to the board but not read.

No Certified communications this month.

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. A Blue Book committee has been formed:

1. Sonja Lopez
2. Bill Schaffer
3. Marge Torres
4. Tina Morrison
5. Mike DeBrito
6. Sal Fusco
7. Lisa Smith
8. Sigrid Berker
9. Cathy Sweeney
10. Susan Russon

Budget: Nothing to report at this time.

Election: Election Chairwoman Gail Brock discussed the upcoming election. The annual election of Directors will be conducted February 14, 2023. Due to an error of Building three, the election has been rescheduled for April 4, 2023. Gail asked that the following owners be appointed to actually conduct the election.

1. Cindy Fusco
2. Sal Fusco
3. Janet Holzer
4. Kurt Weinschenk
5. Liz Weinschenk

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6. Donna Potts

Scott asked for a motion to appoint the above individuals to conduct the annual election on February 14, 2023 and a motion was made by Mike DeBrito, 2nd by Gene Zombory. Motion Carried

Grounds: President Rasbach said that a grounds committee is being formed and again asked for volunteers.

Francis Mulligan says it looks like crap. Lisa Smith asks if there is a liability for working in landscaping if they get hurt.

Contract-Insurance: President Rasbach reported that all adjustments to our flood insurance policies deductibles are almost complete and if anyone needs a declaration page for their mortgage company to please contact the office. President Scott Rasbach stated that we should all look at our loss assessment coverage in our individual condo insurance policies and up our insurance from \$1k to \$10 - \$25k. This coverage is desirable as our master insurance coverage has deductibles of 7.5% of coverage A for windstorm and we have a total of 3.2 million buildings covered as coverage A. Should a hurricane damage our buildings it is possible that we would have a special assessment to pay the deductible. Making the recommended change to your personal condo policy would provide you coverage for such a “loss assessment” special assessment.

Maintenance: Wally Maire was not present. President Scott Rasbach stated maintenance is going very well. He also stated that Robert Green in maintenance is well knowledgeable in what he is doing. Maintenance now has a \$1400.00 plumbing camera scope. This will pay for itself as the plumbing vendor charges \$400 each time we camera a sewer line. Building 12 and 8 have recently had backups caused by the flushing of tampons, wipes, dental floss, grease and etc.

President Scott Rasbach stated the board has a three and five year plan. In that three to five year period of time we will be having another assessment for replacing water and sewage lines and aluminum wiring. President Scott Rasbach stated that as an alternative to a special assessment in the future, an alternative would be to incorporate the expected costs for the above items and add it to our reserves. As we expect to complete these issues within a 3 or five year period the impact on monthly maintenance fee would be significant. But once completed the reserves and therefore the maintenance may be able to be reduced in the future. This is an issue we as a community must decide on how to handle. We have 50 year-old buildings that have to be brought up to current standards and maintained.

President Scott Rasbach stated that our three year gas contract expired and prices have gone up to a market rate approximately 50% . Electricity has gone up 15%. President Scott Rasbach stated that we will need to re-visit the budget every three months. Last year’s budget doesn’t

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cover the above increase in cost which makes us in the rear all year long. The Paradise Board will be looking at the budget by the end of March or April to make up some of the money we are in the rear.

Sales & Rentals: Sonja Lopez reported 0 sales, 2 rentals, and 0 deed transfers since reported in January.

Neighborhood Watch: President Rasbach discussed the increasing crime in the area and suggested people keep secured and cars locked.

Specifications: Wally Maire was not present to report

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. President Scott Rasbach stated that any remodeling of the inside of a condo unit needs prior approval from the Paradise Shores board. Contractors must be licensed and insured, and sign in at the office. No work may commence prior to 8 am and conclude by 5 pm. No work is permitted on weekends. Permits from the county must be obtained either by the contractor or the unit owner.

Wally works for free and Wally has been the maintenance supervisor and chief trainer. Many volunteer their time here at Paradise Shores to work at no cost. This keeps your monthly cost low.

Legal Affairs: Sonja Lopez reported that Warren Angel filed a complaint with the Florida Bar Association. **The Association will be amending Sonja's title, and clarifying her role, to better reflect her responsibilities to to the Board and the members.**

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: Scott thanked Gail Brock for her patience in waiting for her ceiling repairs and for her unselfishly putting the needs of the community before her own. Remain on agenda.

Building #9 plumbing: President Rasbach reported that a second bid was received and it will be reviewed. Remain on 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.

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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.

New Business:

In recognition of Peter Lopez’s long tenure on the board and his unselfish dedication to making Paradise Shores a better place to live, President Rasbach asked for a motion to rename the clubhouse the “Peter F. Lopez Community Center” and to **DIRECT** the executive officers to erect a sign out front designating the clubhouse as such was made by Mary Bizzarri, 2nd by Gail Brock.

Discussion Yes - Bobby Raposa stated this should be decided by owners. The Board took a vote
7 - For

3 - Against

Motion Carried

A motion to **DIRECT** the executive officers to enact the attached proposed policy regarding the handling of the official communications to the board was made by Mike DeBrito, 2nd by Dennis Moore.

Discussion No Council instructed the board not to Read owners communication at the board meeting. Correspondence will be held in a correspondence file if anyone chooses to read.

Motion Carried

A Motion to rename Sonja Lopez’s title from “Legal Affairs Officer” to “Official Liaison to Counsel for the Board of Directors” was made by Mike DeBrito, 2nd by Gene Zombory.

Discussion: No

Motion Carried

Motion to adjourn the meeting made by Mike DeBrito, 2nd by Mary Bizzarri. **Motion carried.**

Meeting adjourned at 9:18 pm.

Next Board Meeting is March 7, 2023 at 7:30pm.

Mary Bizzarri, Board Secretary

Sonja Lopez, Asst. Board Secretary

Gail Brock, Asst. Board Secretary

No: 2023-02

Policy for the Handling of Communications to the Board of Directors

Updated Policy for Communications to the Board:

In the interest of having official communications to the board handled in a harmonious and efficient manner, and in consultation with our attorney, the Board of Directors desires that the following policy for the handling of communications to the Board of Directors be enacted:

1. All communications to the Board of Directors will be provided to the current seated Officers, Building Directors, and the Directors at Large.
2. Formal communications to the board will be noted on the agenda and in the minutes but they will NOT be read at the board meeting. Owners requests that their formal letter to the board be read will be denied.
3. The Board of Directors will consider letters from owners for whatever value or weight they deem to be appropriate.
4. Letters to the Board of Directors are "official records" and as such shall be treated in accordance with Florida Statute.

Enacted as directed by the Board of Directors on February 7th, 2023.