



*Paradise Shores  
Apartments, Inc.*

*"A 55+ age restricted community"*

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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  
March 14, 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 board directors.

**Directors/Alternate Directors:** Mary Bizzarri, Bobby Raposa, Denny Wabnitz, Bruce Lawrie, Gene Zombory, Gail Brock. **Directors at Large:** J. Scott Rasbach, Wally Maire, Dennis Moore

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

February 7, 2023 Board Meeting Minutes

**A motion to approve** the previous minutes as “**DISTRIBUTED**” to the board was made by Wally Maire, 2<sup>nd</sup> by Dennis Moore.

Discussion: No

Motion Carried

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

**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: No

Motion carried

**Correspondence:**

1. A letter from William Schaffer the roofs and insurance.
2. A document form from Catherine Sweeney mailing addresses and phone numbers.
3. A letter from William Schaffer regarding the painting of the clubhouse windows and pool pump covering.

**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 now that we have a committee formed.

1. William Schaffer Jr.
2. Margorie Torres
3. Lisa Smith
4. Sonja Lopez
5. Mike DeBrito Jr.
6. Sal Fusco
7. Cathy Sweeney
8. Tina Morrison
9. Sigrid Berkner
10. Susan Russon
11. Debbie Wabnitz

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**Budget:** Nothing to report at this time

**Election:**

The annual election of Directors will be conducted April 4, 2023.

**Grounds:** President Rasbach said that the grounds committee is being formed at this time. Bruce Lawrie will be the head of this committee is there anyone who would like to join this committee.

**Contract-Insurance:** President Rasbach to update owners on roofs and insurance.

**Maintenance:** Wally Maire reported

1. We finally have all of the irrigation leaks repaired between Building 6 and 10. The hole is patched and we can start to drive on it tomorrow.
2. Building 10 unit 10 has the windows and job is complete.
3. A lot of storm doors have been replaced and those jobs are complete.
4. Several units have applied for windows. They have been approved and waiting for installation.
5. We are starting the stair repair on March 18<sup>th</sup> and due to the high cost of contractors, we will be using our own crew for this project. Please bear with us as it will be noisy.
6. We will also be starting the cleaning of all the walkways on March 20<sup>th</sup>.

Once again I will give an invitation to anyone who would like to know what our maintenance crew does to get together with me and spend a couple of days in the shop. Also I would like to clarify that we only have a three man crew in the Maintenance shop and one cleaner. I am sorry for using the cleaner on Maintenance projects in the past. I will try my best not to do this in the future. Just to note that there is one of our maintenance staff that has been on light duty for the past couple of months due to an injury. With all this being said, I feel they have done a fantastic job.

A motion to hire the project manager for all of the roofing projects was made by Wally Maire, 2<sup>nd</sup> by Mary Bizzarri.

Discussion: Yes

Motion Carried

A motion to accept the bid of \$6,000.00 to have three support columns repaired was made by Gene Zombory, 2<sup>nd</sup> by Mary Bizzarri

Discussion: No

Motion Carried

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A motion to extend the lattice to six feet over the pool heater to be done by our maintenance staff was made by Gail Brock, 2<sup>nd</sup> by Bobby Raposa.

Discussion: Yes

Motion Carried

A motion to remove any dead bushes on the property was made by Wally Maire, 2<sup>nd</sup> by Mary Bizzarri.

Discussion: Yes

Motion Carried

**Sales & Rentals:** Sonja Lopez reported 3 sales, 0 Rentals, and 4 deed transfers since reported in February.

**Neighborhood Watch:** President Rasbach discussed the increasing crime in the area and keeping items secured. President Rasbach reported that the sheriff has been called to the property several time.

**Specifications:** Wally Maire had nothing 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 various repairs. He spoke about plumbing and electrical examples. Contractors must be licensed and insured. Must sign in at the office. No work to commence before 8am and conclude before 5pm. No work is permitted on weekends.

**Legal Affairs:** **Offical Liaison to Counsel for The Board of Directors, Sonja Lopez,** reported there are several issues that are in the hands of the Association Attorneys. Another issue that has gotten to the point of the police being called is illegal parking. Everyone knows the rules on parking that you agreed to during the interview process. Please stop violating the By-Laws & Rules of our community. The police is having to be called more than should be necessary.

**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 which is Gail Brock's left to do. Remain on agenda.

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**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. President Rasbach stated these lines are cast iron. They are looking for a solution for clogged drains as we can't use Roto Rooter or other devices to unclog drains. These drains are old and will break. 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. Dave Blidy explained this to owners. 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.

**New Business:** President Scott Rasbach reported that the Auditing Firm Managing Company went out of business and spoke with Dave Blidy and will be looking for a new Auditing Firm.

**Gas Line Repairs/Replacements** – Building 2: Wally Maire repaired five with 10 more unit risers corroded and leaking. Want to get this done before a bigger mess come about. The whole complex may be shut down for this.

In the open Question & Answer session:

1. There is going to be fire pit instructions soon.
2. There was a question about the pool heater fence height.
3. Hopefully there will be a decision within 4 – 6 weeks on the special assessment.
4. The attorney will be present for the Annual Election.

**A motion to adjourn the meeting** was made by Scott Rasbach, 2<sup>nd</sup> by Wally Maire.  
**Motion carried.**

**Meeting adjourned at 8:58 pm.**

**Next Board Meeting is April 4, 2023 @ 7:30 pm**

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

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Gail Brock, Asst. Board Secretary