

Paradise Shores Apartments Inc.
5230 81ST St. N., St. Petersburg, FL 33709
SPECIAL MEETING - JUNE 26, 2023 AT 7:00PM
APPROVED MINUTES

President Scott Rasbach called the meeting to at 7:00 PM

Acting Board of Directors Secretary Sonja Lopez called the roll call:

Directors Present: Mary Bizzarri, Lois Barros, Bill Schaffer, Scott Rasbach, Bobby Raposa(by phone), Sonja Lopez, Bruce Lawrie, Margie Torres, Gene Zombory, Gail Brock.

Directors at Large: Mike DeBrito Jr, Tina Morrison (by phone), Denny Wabnitz

SUSPENSION OF THE NORMAL ORDER OF BUSINESS

President Rasbach asked for a motion to suspend the normal order of business. A motion to suspend the normal order of business was made by Bill Schaffer, 2nd. by Mike DeBrito, Jr. No discussion or questions by members.

President Rasbach asked all in favor of suspending the normal order of business? **Motion Carried.**

NEW BUSINESS

President Rasbach asked for a motion to be made to remove the agenda item asking to suspend a Director from the Board of Directors. President Rasbach advised that the Board consulted with a second attorney and that the Board would not move forward at this time. A motion was made by Bill Schaffer, 2nd. by Mike DeBrito, Jr. to remove the agenda item.

Discussion by the board:

Director Schaffer advised the Board that an (unnamed) Director made serious allegations to the Board attorney that questioned Director Schaffer's handling of information in this manner. The unnamed Director states that information was shared with Director Schaffer in a confidential manner and then that Director Schaffer used that information to harass the unnamed Director. Director Schaffer states that these are false allegations and he categorially denies them. Director Schaffer asked that the Board investigate the allegations, document the results, and to ascertain what the truth is. Director Schaffer further asked that the Board then take whatever action it deems appropriate to resolve the allegations.

Director Zombory asked if the motion was to delay the vote or totally remove it from the agenda and President Rasbach advised that it was being removed from the agenda at this time.

Questions from the members? None

President Rasbach asked: All in favor of removing the agenda item? **Motion Carried.**

APPOINTMENTS TO BOARD VACANCIES

President Rasbach asked for a motion to be made to appoint Dennis Moore as Director of Building #5. A motion was made by Mike DeBrito, Jr., 2nd by Gail Brock. No discussion or questions from members. President Rasbach asked all in favor of appointing Dennis Moore to the position of Director of Building 5? **Motion Carried.**

President Rasbach asked for a motion to be made to appoint Jhonny Ramirez as the Alternate Director of Building 6. A motion was made by Mary Bizzarri, 2nd by Margie Torres. No discussion or questions from the members. President Rasbach asked: All in favor of appointing Jhonny Ramirez to the position of Alternate Director of Building 6? **Motion Carried.**

President Rasbach asked for a motion to be made to appoint Nelson Anglero as the Alternate Director of Building 7. A motion was made by Mike DeBrito, Jr., 2nd by Bobby Raposa. No discussion or questions from the members. President Rasbach asked: All in favor of appointing Nelson Anglero to the position of Alternate Director of Building 7? **Motion Carried.**

President Rasbach asked for a motion to be made to appoint Cindy Fusco as the Alternate Director of Building 8. A motion was made by Bill Schaffer, 2nd by Mike DeBrito, Jr. No discussion or questions from the members. President Rasbach asked: All in favor of appointing Cindy Fusco to the position of Alternate Director of Building 8? **Motion Carried.**

President Rasbach asked for a motion to be made to appoint Joe Colon as the Alternate Director of Building 9. A motion was made by Mike DeBrito, Jr., 2nd by Mary Bizzarri. No discussion or questions from members. President Rasbach asked: All in favor of appointing Joe Colon to the position of Alternate Director of Building 9? **Motion Carried.**

President Rasbach asked for a motion to be made to appoint Bill Fertig as the Alternate Director of Building 12. A motion was made by Gene Zombory, 2nd by Mary Bizzarri. No discussion or questions from members. President Rasbach asked: All in favor of appointing Bill Fertig to the position of Alternate Director of Building 12? **Motion Carried.**

President Rasbach welcomed all of the new directors and alternates to the board and stated that he looked forward to working with them. President Rasbach asked any new Directors or Alternate Directors (whose Building Directors were not present in person or by phone) to take their seat on the board.

President Rasbach asked the new board members to see the Board Secretary for state required compliance forms.

RESIGNATION OF BOD SECRETARY AND NOMINATIONS.

President Rasbach advised that regretfully, Board Secretary Mary Bizzarri stepped down from the Board Secretary position on June 7th for personal reasons. He thanked her for her hard work and dedication and noted that the board especially appreciated it that Mary stepped up to help when past Board Secretary Pat McCann stepped down for health reasons. He further stated that he is glad that Mary will continue to serve on the board of directors as a building director.

President Rasbach asked the board for any nominations for the position of Board Secretary

Bill Schaffer was nominated by Sonja Lopez 2nd by Bruce Lawrie.

President Rasbach asked Bill Schaffer if he would accept the nomination. Bill stated that he would.

President Rasbach asked the Board 3 times for any other nominations for the position of Board Secretary? No other candidates nominated. President Rasbach asked all in favor of appointing Bill Schaffer to the position of Board Secretary? Results: **Bill Schaffer appointed as the Board of Directors Secretary.**

President Rasbach welcomed new Board Secretary Schaffer to the position and asked him/her to see acting Board Secretary Sonja Lopez about transitioning over the Secretary duties.

President Rasbach asked the new Board of Directors Secretary Bill Schaffer if he/she would like to say anything. Secretary Schaffer stated:

He thanked everyone for their support and said that the board understands that they will not always get things right but that it would not be for a lack of trying. He further stated that Paradise Shores was everyone's home and differences didn't mean it was personal.

President Rasbach thanked both Alternate Board Secretaries and Mary for their hard work during this very difficult time.

PETITION FROM OWNERS RE: EMPLOYEES

President Rasbach advised that the Board has received a petition from more than 20% of the owners asking that Gail Rogers be reinstated. President Rasbach advised that discussions of employee employment issues would be something that would not be appropriate to discuss in an open board meeting and that they are best suited for discussion in a closed board meeting with the association attorney involved. He further advised that Gail Rogers HAS returned to work and thus there are no plans to have a closed meeting with the attorney.

PROPOSED CONTRACT FOR LANDSCAPING

President Rasbach asked for a motion to be made to replace our current landscaper with a new landscaping company. A motion was made by Mike DeBrito, Jr. 2nd by Bill Schaffer.

President Rasbach asked Vice President Mike DeBrito, Jr. to explain the proposed switch to the Board and the members of the Association. VP DeBrito explained:

VP DeBrito, Jr. explained that they had negotiated a much better contract that replaced some of the reduced services that had been cut from the old contractor and yet would yield a savings of approximately \$335 a month. He further stated that the new contractor would do some additional plantings and mulching for free if we supplied the labor.

Discussion by board members:

Director Lawrie asked if the new company would come out weekly if needed and VP DeBrito answered in the affirmative.

Secretary Schaffer advised that a landscaping expert had toured our property and that it was his opinion that the current company was destroying our property.

Questions from members?

A member asked the name of the company and the board advised that it was Nichol Boys Landscaping.

President Rasbach asked: All in favor of hiring **Nichol Boys Landscaping** to be our landscaper for a fixed monthly price of **\$3,630** for a 3 year term? **Motion Carried.**

MOTION TO AMEND ALL DOCUMENTS TO PROPERLY REFLECT THE TITLE OF SONJA LOPEZ AS APPROVED ON FEBRUARY 7, 2023 TO “OFFICIAL LIASION TO COUNSEL FOR THE BOARD OF DIRECTORS”

President Rasbach asked for a motion to be made to amend all **NON GOVERNING DOCUMENTS** to reflect Sonja’s new title as approved at the February 7, 2023 Board meeting. A motion was made by Bill Schaffer, 2nd by Mike DeBrito, Jr.

Discussion by Board Members:

Secretary Schaffer explained that this was simply to amend non governing documents such as notices, minutes, and other communications to reflect Sonja’s title so that there was no confusion as to her role and to satisfy the Florida Bar as someone had filed a complaint.

Questions from members: None

President Rasbach asked all in favor of amending all NON GOVERNING DOCUMENTS to reflect Sonja Lopez's new title as approved by the board on February 7, 2023? **Motion Carried.**

A MOTION TO INITIATE THE PROCESS TO IMPLIMENT ELECTRONIC VOTING FOR ELECTIONS AND ANY OTHER ITEMS NECESSITATING A MEMBERSHIP VOTE.

President Rasbach asked that the board for a motion to be made to adopt a resolution to initiate the process of electronic voting for elections and any other items necessitating a membership vote and to award a contract to do so to **ONR** for an **annual price of \$3,611.00**. Motion was made by Gene Zombory, 2nd by Margie Torres & Bill Schaffer, Jr..

Election Chair Gail Brock read the attached resolution and explained that it would be revenue neutral. She further stated that it would eliminate the need for an attorney to be present and that the company would provide a certified State of Florida Election Monitor. She additionally advised that it would save the volunteers hundreds of hours in election preparation time.

Board Member Discussion:

Director Zombory asked a question about the price and it was clarified that this was the total price for the year.

Secretary Schaffer advised that the company advised that it handles elections for 430 communities and that none of its elections have ever been challenged with DBPR.

Questions by members:

Extensive discussion between the Board and members regarding the price and what the offer included. Election Chair Brock explained that this was an all-inclusive package that included printing, mailings, company staff on Election Day, and a Florida Election Monitor. Basically, they do it all. President Rasbach detailed additional services that are included in the package such as notifications, surveys, and other items requiring owner input. It was clarified that the company was named "ONR" and pronounced "owner". A member commented about how much smoother elections would go and another member asked how long the electronic consent was good for. The Board advised that consent was good until revoked by the member.

President Rasbach asked all in favor of adopting the resolution to initiate the process of electronic voting for elections and any other items necessitating a membership vote and to award a contract to do so to ONR for an annual price of \$3,611.00. **Motion Carried.**

MOTION TO AWARD THE BID FOR TERMITE TENTING OF BUILDING #4

President Rasbach asked for a motion to be made to accept a bid from Brantley Termite & Pest Control of Tampa in the amount of \$14,000 without the optional “\$2,100 Annual Limited Lifetime/5 Year Warranty Renewal Fee” to tent Building 4 for termites. A motion was made by Mike DeBrito, Jr., 2nd by Gail Brock.

President Rasbach asked VP Mike DeBrito, Jr. to explain the proposal. VP DeBrito, Jr explained the three different quotes and that we had previous experience with Brantley Termite & Pest Control

Discussion by board: Director Zombory discussed bagging of food items.

Question from members?

Questions and discussion about the timeline and the Board stated that the members will be given at least a month’s notice before the building is tented. A member asked who was responsible for paying for accommodations while the building is fumigated and the Board advised that it is the responsibility of the member. A member suggested establishing a list of needs for each individual in the building.

President Rasbach asked all in favor of awarding the bid to Brantley Termite & Pest of Tampa with/without the warranty for an amount of \$14,000? **Motion Carried.**

PRESIDENT’S COMMENTS

1. President Rasbach advised that the project manager was in the process of collecting finalized bids, coordinating various potential contractors, and determining what member a/c units may be beyond its life expectancy and thus may not survive the project. He further advised that older units not damaged by the contractor would be the member’s responsibility to replace.
2. President Rasbach explained the current status of the insurance crisis and how it affects Paradise Shores as a whole. He further stated that since insurance is 50% of our budget it can be assumed that a 30% increase in premiums would translate to a 15% increase to members monthly assessments to cover the insurance alone. President Rasbach advised that we already had reduced coverage to a “minimum catastrophic coverage level” and that we needed to update the property to get better coverage. Additionally, he advised that we were forced to finance part of our insurance premium this year as we did not have enough money.

President Rasbach asked for a motion to be made to adjourn the meeting. Motion made by Mike DeBrito, Jr. 2nd by Bruce Lawrie. **Motion Carried.**

Meeting adjourned at 8:38 PM.

Acting Board Secretary Sonja Lopez

Alternate Board Secretary Gail Brock

Newly Appointed Board Secretary Bill Schaffer, Jr.

APPROVED