

Paradise Shores Apartments, Inc.
Special Board of Directors Meeting in the Clubhouse
September 29, 2023 at 6:00 PM
APPROVED Meeting Minutes

Meeting called to order by 1st VP Wally Maire at 6:03 pm

Roll call of Board Members by Tina Morrison

Directors and alternates: Mary Bizzarri, Dennis Hans, Cathy Sweeney(by phone), Dennis Moore(by phone), Bobby Raposa, Wally Maire, Bruce Lawrie, Marjorie Torres(by phone), Barbara Ward(by phone) **Directors at Large:** Tina Morrison, Denny Wabnitz

1st VP Wally Maire asked for a motion to suspend the normal order of business. A motion was made by Tina Morrison, 2nd by Denny Wabnitz. **Motion carried**

President's comments* (See Attached)

New Business:

Appointment of members to various vacant Executive Officer positions.

In accordance with Article III, Section 10 of the By-Laws the following Board Officer appointments are hereby made.

1st VP Wally Maire asked for a motion to appoint a President to the Board of Directors. A motion was made by Bobby Raposa, 2nd by Denny Wabnitz to appoint Wally Maire to the position of President. No Discussion. **Motion carried.**

President Wally Maire asked for a motion to appoint a Vice President to the Board of Directors. A motion was made by Bobby Raposa, 2nd by Mary Bizzarri to appoint Denny Wabnitz to the position of Vice President. No Discussion. **Motion carried.**

President Wally Maire asked for a motion to appoint a 1st Vice President to the Board of Directors. A motion was made by Tina Morrison, 2nd by Denny Wabnitz to appoint Marjorie Torres to the position of 1st Vice President. No Discussion. **Motion carried.**

President Wally Maire asked for a motion to appoint a Board Secretary to the Board of Directors. A motion was made by Mary Bizzarri, 2nd by Bobby Raposa to appoint Tina Morrison to the position of Board Secretary. No Discussion. **Motion carried.**

President Wally Maire asked for a motion to appoint a 1st Asst. Board Secretary to the Board of Directors. A motion was made by Tina Morrison, 2nd by Bruce Lawrie to appoint Mary Bizzarri to the position of 1st Asst. Board Secretary. No Discussion. **Motion carried.**

President Wally Maire asked for a motion to appoint the following individuals to Building Director positions:

Building 2 – Dennis Hans

Building 3 – Larry Brenner

Building 6 – Jhonny Ramirez

Building 8 – Cindy Fusco

Building 14 – Barbara Ward

A motion was made by Tina Morrison, 2nd by Mary Bizzarri to appoint the above individuals to Building Director positions. No Discussion. **Motion carried.**

President Wally Maire asked for a motion to leave the remaining Board Officer positions and Building Director positions vacant pending letters of interest from interested members. A motion was made by Tina Morrison, 2nd by Mary Bizzarri to leave the remaining Board Officer positions and Building Director positions vacant pending receiving letters of interest from interested members. No Discussion. **Motion carried.**

President Wally Maire asked the appointed directors to assume their respective positions on the Board of Directors.

President Wally Maire asked for a motion to approve the replacement of our current landscaper, Nicol Boys Landscaping, with our previous landscaper, Professional Grounds Management, for a total monthly cost not to exceed \$4,672. A motion was made by Denny Wabnitz, 2nd by Mary Bizzarri to hire Professional Grounds Management as our landscaper. Discussion by board members? No. **Motion carried.**

President Wally Maire gave a progress update on the roof project/special assessment.

President Maire discussed the need to get the roofing project done as it had taken a period of time and continues to affect our insurance.

President Wally Maire announced the appointment of committee members*

See attached

President Wally Maire asked Dave Blidy to give a progress update on his progress of the modernization of the handling of our financial affairs. David Blidy gave an approx. 15 minute update and said that he expected the new financial handling will give members better and more accurate information. He further stated that costs are expected to be approximately 8 million over the next 24 months broken down as follows:

\$2.25 million per year budget times 2 years = \$4.5 million

\$3 million roofing project

\$500k in unanticipated repairs on a 50 year old aging infrastructure

David Blidy further said he is looking forward to the upcoming in-house audit to be able to provide members with further details of our finances.

President Wally Maire asked the Board to give their opinion of the contract with David Blidy's company. Both Wally Maire and Tina Morrison spoke in favor of the work David Blidy is conducting and Bruce Lawrie noted the need to handle the contract in a way that is compliant with Florida Statutes for conflicts of interests.

Owners Input – Maria Dominguez, Warren Angell, and William Schaffer all commented on the contract with David Blidy's company.

President Wally Maire asked for a motion to adjourn the meeting. A motion was made by Tina Morrison, 2nd by Mary Bizzarri to adjourn. No Discussion. **Motion Carried.**

Meeting adjourned at 6:52 pm.

Board Secretary Tina Morrison

Asst. Secretary Mary Bizzarri