

Paradise Shores Apartments.Inc.
Board of Directors Meeting - Clubhouse
October 10, 2023 - 7:30 PM
APPROVED MINUTES

President Wally Maire called the meeting of the Board of Directors to order at 7:02 pm.

Board Secretary Tina Morrison conducted a Roll Call of the Board Directors.

Directors/Alternate Directors: Mary Bizzarri, Dennis Hans, Larry Brenner, Warren Angell, Dennis Moore (by phone), Bobby Raposa, Cindy Fusco (by phone), Wally Maire, Bruce Lawrie, Margie Torres, Barbara Ward (by phone). **Directors at Large:** Vincent Castellucci, Tina Morrison, Denny Wabnitz.

President Wally Maire asked for a motion to suspend the normal order of business. A motion was made by Bruce Lawrie, 2nd by Mary Bizzarri to suspend the normal order of business. **Discussion:** no.
Motion: carried.

Secretary Tina Morrison asked Past President, and current Board Member, Larry Brenner to administer the oath of office to appointed President Wallace Maire.

Past President Larry Brenner administered the oath of office to President Wally Maire.

President Wally Maire thanked Larry Brenner and further reminded members that all committee chairs report to him and reminded members that we have rules that must be followed. President Maire advised that he is available from 9 to 5 and during emergencies.

Members (owners) comment period:

Several members expressed their desire to speak about the financial overhaul contract. A member chastised the board for what he said was a board members referral to the Paradise Shores as “welfare row”. Members asked about the roofing project contracts.

Approval of the previous minutes*:

March 14, 2023 Board Meeting Minutes

March 30, 2023 Special Board Meeting Minutes

April 4, 2023 POSTPONED 1st meeting of the NEW Board of Directors

April 11, 2023 ADJOURNED 1st meeting of the NEW Board of Directors

April 19, 2023 1st meeting of the NEW Board of Directors

May 9, 2023 CANCELLED meeting of the Board of Directors

June 26, 2023 Special Board of Directors meeting

June 26, 2023 Special FINANCIAL Board of Directors meeting

September 21, 2023 NO MINUTES – NOT BOARD AUTHORIZED

September 29, 2023 Special Board of Directors meeting

* report attached to minutes

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President Wally Maire asked for a motion to approve the previous Board minutes as “DISTRIBUTED” to the board with the noted change for the 4-11-2023 meeting. A motion was made by Mary Bizzarri, 2nd by Dennis Hans to approve the previous minutes with the noted change. **Discussion:** Yes – Timeliness of approvals. President Wally Maire explained that this was the first regularly scheduled Board Meeting to do so.
Motion: Carried

Treasurers Report*: (Treasurer’s reports, if written, are available in the office)
President Wally Maire asked Treasurer David Blidy to give his report. David Blidy gave an oral report. President Wally Maire asked for a motion to approve the current Treasures Report as read by Treasurer David Blidy. A motion was made by Larry Brenner, 2nd by Tina Morrison.
Discussion: Yes – Roofs effect on Budget
Motion: Carried

Correspondence*: Secretary Tina Morrison advised that she is still gathering the 7 months of communications and will report them to the Board of Directors when she has the list updated.

Committee Reports:

Blue Book: 1st VP Margie Torres reported that she needed volunteers. **Note** need to incorporate 2022 Board approved changes into the language of the Blue Book. No changes will go into effect until publication.

Budget: Treasurer Blidy asked to schedule a Budget Committee meeting date (14 days notice req.).

Election: Chair Bizzarri had no report

Grounds: Chair Mark Morton to update.

Contract: Chair Cathy Sweeney was absent.

Insurance: President Wally Maire reported that in the spring the Association paid an annual insurance payment of approx. \$641k of which approx. \$100,000 was financed. Treasurer Blidy advised why this was necessary.

Maintenance: Vice President Denny Wabnitz updates the ongoing need for repair’s and requested a 3rd employee for maintenance. He further advised of the completion of some gas line repairs. He implored the members to stop distracting the employees.

Sales & Rentals: Secretary Morrison advised that she is gathering the info. and will report it soon.

Neighborhood Watch: No update

Specifications: President Wally Maire reported new windows in 6-10.

Compliance: President Wally Maire advised the owners to follow the rules.

Fining: President Wally Maire asked for 3 NON-BOARD MEMBER volunteers.

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Legal Affairs: President Wally Maire asked Director Torres to advise of the status of an illegal tenant in 11-16. Director Torres reported that they had moved out and that the unit is for sale. President Maire asked Director Lawrie about the status of an illegal tenant in 10-26 and Director Lawrie advised that he believed that the tenant had tried to get an interview to no avail. Director Torres stated that that is a lie.

Old Business

Patios: President Wally Maire reported that the issue is working its way through the process. It had been turned over to the previous attorney to resolve. It will be turned over to the new attorney for guidance and resolution. Several Patios have already been removed as units sold.

Remain on agenda.

Building 14 2nd floor ceiling repairs: President Wally Maire reported that the final unit has been repaired. Wally thanked Gail Brock for her patience.

Remove from agenda.

Building #9 plumbing: President Wally Maire to update. Remain on the Agenda

Ways & Means Committee: President Wally Maire asked the committee and the Treasurer to investigate how to finance any assessment including any owner financing possibilities.

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.**

Gas Line Repairs/Replacements – Building 2: Vice President Denny Wabnitz updated.

Remove from the Agenda.

Tenting of Building 4 – Vice President Denny Wabnitz reported that the project was completed.

Remove from Agenda

Implementation of Electronic voting to be conducted by ONR. Election Chair Mary Bizzarri reported no new news.

Remain on Agenda

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New Business

2022 Audit - President Maire reported that the 2022 Audit was mailed out to the owners. If you did not receive the audit please contact the office.

Remove from Agenda.

President Wally Maire asked for a motion to ratify the approval & signing of the contract, as attached to the Agenda, with TheBild & Associates LLC. A motion to approve the contract was made by Tina Morrison, 2nd by Denny Wabnitz. Discussion: Extensive

Motion Failed to gather 2/3 vote. Vote in favor: Dennis Hans, Larry Brenner, Dennis Moore, Bobby Raposa, Cindy Fusco, Wally Maire, Barbara Ward, Tina Morrison, Denny Wabnitz.

Opposed: Mary Bizzarri, Warren Angell, Bruce Lawrie, Margie Torres, Vincent Castellucci

Report on the 7 Board members who resigned. President Wally Maire asked for a motion to discuss how the Board ended up in the position where 7 valuable Board members all resigned within a week of each other and how we could avoid it in the future. A motion was made by Tina Morrison, 2nd by Bobby Raposa to discuss the resignations. **Discussion:** Yes

Motion: carried

Remove from Agenda.

President Wally Maire asked for a motion to ratify the Boards June 20, 2023 hiring of David Partlow, Esquire to handle the legal affairs of the Association. A motion was made by Denny Wabnitz, 2nd by Tina Morrison to hire David Partlow, Esquire as the Association Attorney.

Discussion: President Wally Maire stated that he intends to use attorneys for issues in which they specialize and to not stick to one individual attorney.

Motion TABLED (not properly, must be voted upon)

Remain on Agenda

President Wally Maire stated that the next regular Board meeting will be on November 14, 2023 at 7:30 pm in the Clubhouse.

Larry Brenner motioned to adjourn the meeting and the motion was 2nd by Tina Morrison.
Motion carried.

Meeting adjourned at 9:50 pm.

Tina Morrison, Board Secretary
Mary Bizzarri, Asst. Board Secretary