

Paradise Shores Apartments.Inc.
Board of Directors Meeting - Clubhouse
November 14, 2023 - 7:30 PM

President Wally Maire called the meeting of the Board of Directors to order at 7:31 pm.

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

Directors/Alternate Directors: Dennis Hans, Larry Brenner, Cathy Sweeney, Dennis Moore, Jhonny Ramirez, Bobby Raposa, Cindy Fusco, Wally Maire, Bruce Lawrie (by phone), Marjorie Torres, Bill Fertig, Barbara Ward. **Directors at Large:** Vincent Castellucci, Tina Morrison, Denny Wabnitz

Consideration of Agenda: No items to report.

President's Comments: President Maire spoke forcefully about the lack of disrespect in the community and towards other members. He advised that the Association will not tolerate it and asked the owners to be mindful that only a small handful of Board Members are doing all of the work in running the Association and handling events. He asked for more volunteers.

Members (owners) comment period: Several owners gave their opinion on Agenda items

Approval of the previous minutes*:

October 10, 2023 Board Meeting Minutes

President Wally Maire asked for a motion to approve the previous Board minutes as read. A motion was made by Larry Brenner, 2nd by Denny Wabnitz to approve the previous minutes.

Discussion: Yes

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 Cindy Fusco, 2nd by Dennis Hans.

Discussion: No

Motion: Carried

Correspondence*: Secretary Tina Morrison advised that a previous communications list is attached. Tina further noted member Bill Schaffer submitted multiple certified communications and they are available for inspection in the office. Finally, Tina reported that several complaints were filed against a board member and that will be addressed in new business. President Maire reported receiving 6 written complaints of a board member spitting at an owner. Director Sweeney admitted that the complaint was about her and explained that she had only spit out a lemon seed.

Paradise Shores Apartments.Inc.
Board of Directors Meeting - Clubhouse
November 14, 2023 - 7:30 PM

Committee Reports:

Blue Book: President Maire appointed Bill Schaffer to take over the Committee.

Budget*: Treasurer Blidy presented the budget as recommended by the budget committee

Election: President Maire appointed Beth Hesselton to Chair the committee due to Mary Bizzarri's resignation.

Grounds: No update

Contract: Chair Cathy Sweeney had no report

Insurance: President Maire reported that the board will be approving the payment of Flood Insurance under new business.

Maintenance: Vice President Wabnitz updated

Sales & Rentals: Secretary Morrison advised she is still gathering the list and will report next month.

Neighborhood Watch: No update

Specifications: President Maire reported

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

Fining: President Maire no one has volunteered.

Legal Affairs: No report

Old Business

Patios: President Maire reported his desire to see this resolved as it has dragged on long enough. Remain on agenda.

Building #9 and 8 plumbing: President Maire reported that they are getting updated bids to line the pipes. Remain on the Agenda

Ways & Means Committee: Treasurer Blidy reported that he is waiting for signed contract to proceed further. Remain on the Agenda

Parking: Remain on agenda for incorporation into our rules and regulations as approved in the minutes of March 14, 2023.

Implementation of Electronic Voting to be conducted by ONR: Chair Hesselton to get the process back on track. Remain on Agenda

Paradise Shores Apartments.Inc.
Board of Directors Meeting - Clubhouse
November 14, 2023 - 7:30 PM

The Blid Contract: President Wally Maire reported that they received a certified complaint that the October 10, 2023 vote to ratify the approval & signing of a contract (as attached to the agenda) with The Blid & Associates LLC was conducted improperly and will be re-voted. Director Castellucci had multiple points of order that were made. Members of the audience interjected. As per Attorney Hawthorns legal advice, David Blidy exercised his option to resign from the Board Treasurers position. He remains as a contractor to the Association.
Remove from Agenda

Attorney Partlow Hiring: President Wally Maire reported that the "TABLEING" of the motion to ratify the hiring of David Partlow Esq. was not conducted properly as a motion to table must be voted upon and it wasn't. Accordingly, the vote needs to be redone. President 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. Discussion: Yes (extensive including Director Castellucci's points of order) A motion was made by Tina Morrison 2nd by Larry Brenner to hire David Partlow, Esquire as the Association Attorney.
Motion Carried. Remove from Agenda

New Business

Attorney Hathorn Hiring: President Wally Maire asked for a motion to ratify the hiring of Anne Hathorn, Esquire as an additional Association attorney A motion to ratify the Boards hiring of Anne Hathorn, Esquire to also handle the legal affairs of the Association was made by Barbara Ward 2nd by Denny Wabnitz to ratify the hiring of Anne Hathorn, Esquire.
Discussion: Yes
Motion Carried. Remove from Agenda

Security Camera Replacement: President Wally Maire asked for a motion to award the bid of \$4,816.00 to ADT to install new security cameras. A motion was made by Larry Brenner 2nd by Cathy Sweeney to award the bid to ADT
Discussion: Yes
Motion Carried, Remove from Agenda

Pool Heater Replacement: President Wally Maire asked for a motion to award the bid of \$6,200.65 to Artistic Pools to install a new pool heater. A motion was made by Tina Morrison, 2nd by Dennis Moore to award the bid to Artistic Pools.
Discussion: Yes
Motion Carried, Remove from Agenda

Paradise Shores Apartments.Inc.
Board of Directors Meeting - Clubhouse
November 14, 2023 - 7:30 PM

Pool Filter Replacement: President Wally Maire asked for a motion to award the bid of \$1,399.56 to Artistic Pools to install a new Filter Discs. A motion was made by Barbara Ward, 2nd by Larry Brenner to award the bid to Artistic Pools.

Discussion: Yes

Motion Carried, Remove from Agenda

Landscaping Expenditure: President Wally Maire asked for a motion to approve the expenditure of up to \$10,000 for landscaping to be conducted this year. A motion was made by Tina Morrison 2nd by Bill Fertig to approve the expenditure.

Discussion: Yes

Motion Carried, Remove from Agenda

Temporary Cleaning Position: President Wally Maire asked for a motion to approve the hiring of a temporary cleaning person, at a wage that is commensurate with their experience, to take over the cleaning tasks while James Owen is assigned to the stairway rehabilitation project due to the fact that James has already been trained in the proper repair methods. A motion was made by Denny Wabnitz 2nd by Dennis Hans to approve the hiring.

Discussion: Yes

Motion Carried, Remove from Agenda

Payment of Flood Insurance Premium Approval: President Wally Maire asked for a motion to approve a payment in the amount not to exceed \$195,000 for the 2024 Flood Insurance. A motion was made by Barbara Ward 2nd by Denny Wabnitz to pay the flood insurance payment.

Discussion No

Motion Carried, Remove from Agenda

Announcement of next meeting: President Maire stated that the next regular Board meeting will be on December 12, 2023 at 7:30 pm in the Clubhouse.

Adjournment of meeting: Larry Brenner 2nd by Barbara Ward made a motion to adjourn the meeting. Motion carried.

Meeting adjourned at 8:55 pm.

Recorded by Tina Morrison, Board Secretary