

**Paradise Shores Apartments. Inc.**  
**Board of Directors Meeting- Clubhouse**  
**December 12, 2023-7:30pm**

President Wally Maire called the meeting of the Board of Directors to order at 7:30 pm.

**Roll call:** Board Secretary Tina Morrison conducted a roll call of the Board of Directors.

**Directors/Alternate Directors:** Wally Maire, Dennis Hans, Larry Brenner, Cathy Sweeney, Dennis Moore, Jhonny Ramirez, Bobby Raposa, Cindy Fusco by phone, Wally Maire, Bruce Lawrie, Bill Fertig, Barbara Ward, Mary Bizzarri (by phone).

**Directors at Large:** Vincent Castellucci, Tina Morrison, Denny Wabnitz

Attorney Dave Partlow was in attendance

**Consideration of Agenda:** No items to report.

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

November 10, 2023 Board Meeting. A motion to table the approval minutes for corrections was made by Bruce Lawrie 2nd by Vincent Castellucci.

Motion carried

December 06, 2023 Special Board Meeting- 2024 Budget

A motion to approve the Minutes to adopt the 2024 budget was made by Vincent Castellucci 2nd by Barbara Ward.

Motion carried

**Treasurers Report:** President Wally Maire reported due to resignation of Dave Blidy as treasurer there will be no treasurers report. He further stated that a new treasurer would be appointed tonight under new business.

**Correspondence:**

**Committee Reports:**

**Blue Book:** Bill Schaffer reported the office is correcting multiple blue books.

**Budget\*:** President Wally reported that the 2024 budget was passed on Dec 6<sup>th</sup> 2023. The association has calculated the individual monthly maintenance fees for 2024, they will be going out to the membership ASAP.

**Contracts: no report**

**Compliance: no report**

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**Election:** Chair Beth Hesselton reported that the election will take place on Feb13, 2024 those who wish to be candidates must sign up by Jan 04, 2024.

**Fining:** John Schneider is the chairperson of the committee and is looking for two non-Board member volunteers.

**Grounds/ Landscaping:** President Wally Maire instructed the grounds committee to come up with revised rules for the Boards approval of the appropriate landscaping for our property going forward.

A motion was made by Barbara Ward 2<sup>nd</sup> by Tina Morrison to remove all the landscaping timbers from the property due to them being rotten and having termites.

Motion carried

**Insurance:** Scott reported that if roofs were completed by April, we could get a rebate up to maybe \$200,000, which is the cost of one roof.

**Legal Affairs:**

Attorney Dave Partlow reported the trial took place and the association prevailed. No hearing until Jan 2024.

**Maintenance:** Wally reported items such as replacement pool heater, repairs to irrigation system, power washing carports, replacing existing surveillance cameras. etc. are being performed.

**Neighborhood Watch:** No update

**Sales & Rentals\*:** Tina Morrison reported the following sales in Nov & Dec.  
**Sales 3-24, 7-2,8-6, 10-18, 5-8, 11-16: Rentals 1-10, 5-12, 12-14: Rental 8-26.**

**Specifications: no report**

**Old Business**

**Patios:** Remain on agenda.

**Building #9 and 8 plumbing:** Remain on the Agenda

**Ways & Means Committee:** Remain on the Agenda

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**Parking:** Remain on agenda for incorporation into our rules and publication to owners.

**Resignations:** On our attorneys advise Wally will accept the verbal letters of resignation from Mary Bizzarri and Margie Tores.

**New Business:**

President Wally Maire asked Past President Larry Brenner to conduct nominations for the Association Treasurer.

Dave Davison was nominated by Cathy Sweeney 2<sup>nd</sup> by Bruce Lawrie. Scott Rasbach was nominated by Bobby Raposa 2<sup>nd</sup> by Dennis Moore. Wally Maire was nominated by Denny Wabnitz 2<sup>nd</sup> by Barbara Ward. Results Dave 4 votes, Wally 4, Scott 6. Scott accepted the position as Treasurer.

**Announcement of next meeting:** President Maire stated that the next regular Board meeting will be on January 09, 2024 at 7:30 pm in the Clubhouse.

**Adjournment of meeting:**

A motion to adjourn the meeting was made by Larry Brenner 2<sup>nd</sup> by Bruce Lawrie.  
Motion carried.

Meeting adjourned at 8:15 pm.

Recorded by Tina Morrison, Board Secretary