

Paradise Shores Apartments.Inc.
Special Board Meeting- Assessment -Clubhouse
January 10, 2024 - 7:00 PM

President Wally Maire called the meeting of the Board of Directors to order at 7:00 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, Bobby Raposa, Cindy Fusco, Wally Maire, Bruce Lawrie, Bill Fertig, Barbara Ward, Tina Morrison, Jhonny Ramirez.

Directors at Large: Vincent Castellucci, (by phone) Tina Morrison, Denny Wabnitz

Attorney Ann Hawthorne was present

Questions and answers were received from Board Members and owners.

A motion to approve an assessment in the amount not to exceed \$2.5 million for the replacement of 8 roofs was made by Cathy Sweeney 2nd Denny Wabnitz.

Motion carried

A roll call vote was taken, it was unanimous.

A motion to adjourn the meeting was made by Larry Brenner 2nd by Dennis Moore.

Motion carried

Meeting adjourned at 7:32 pm

Tina Morrison
Secretary

Paradise Shores Apartments.Inc.
Special Board Meeting- ROOF
Clubhouse January 10, 2024 - 7:33 PM

President Wally Maire called the meeting of the Board of Directors to order at 7:33 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, Bobby Raposa, Cindy Fusco, Wally Maire, Bruce Lawrie, Bill Fertig, Barbara Ward, Tina Morrison,

Directors at Large: Vincent Castellucci, (by phone) Tina Morrison, Denny Wabnitz

Attorney Ann Hawthorne was present

President Wally Maire provided the Directors with a copy of the breakdown for the 3 contractors that totaled \$ 2.1 million.

Questions and answers were received from Board Members and owners.

A motion to approve the contracts in the amount not to exceed \$2.1 million for the replacement of 8 roofs was made by Cathy Sweeney 2nd Denny Wabnitz.

Motion carried

A roll call vote was taken, all voted yes except Dennis Moore voted No

A motion to adjourn the meeting was made by Larry Brenner 2nd by Bruce Lawrie.

Motion carried

Meeting adjourned at 7:40 pm

Tina Morrison
Secretary

Paradise Shores Apartments.Inc.
Special Board Meeting- Management Company
Clubhouse January 10, 2024 - 7:00 PM

President Wally Maire called the meeting of the Board of Directors to order at 7:41 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, Bobby Raposa, Cindy Fusco, Wally Maire, Bruce Lawrie, Bill Fertig, Barbara Ward, Tina Morrison,

Directors at Large: Vincent Castellucci, (by phone) Tina Morrison, Denny Wabnitz

Attorney Ann Hawthorne was present

A motion to hire DeSantis as our association management company, subject to the review and approval of our attorney was made by Tina Morrison 2nd by Bruce Lowry. Startup would be April 01, 2024 with 60-day transition period start date would be June 01.2024.

Motion carried.

A vote was taken: 3 no-1 abstain- 10 yes.,

A motion to adjourn the meeting was made by Larry Brenner 2nd by Bruce Lawrie.

Motion carried

Meeting adjourned at 8:20 pm

Tina Morrison
Secretary