

Paradise Shores Apartments, Inc.
Board of Directors Meeting-Recreation Hall
March 12, 2024 -7:30PM- Approved

President Wally Maire called the meeting of the Board of Directors to order at 7:30 pm.
Board Secretary Cathy Sweeney conducted a roll call of the Board of Directors.

Directors/Alternate Directors: Wally Maire, Dennis Hans, Larry Brenner, Cathy Sweeney, Jhonny Ramirez, Bobby Raposa, Cindy Fusco, Bruce Lawrie, Bill Fertig, Barbara Ward
Directors at Large: Denny Wabnitz

Consideration of Agenda: No items to report.

Members (owners) comment period. Questions on receiving an update on the special assessment payments, report on progress of the roofing project, the fairness of a payment plan. Use caution before financing, seek advice from the attorney. Our Web page needs to be updated.

Approval of the previous minutes*:

A motion to approve the November 14, 2023 as distributed was made by Larry Brenner 2nd by Denny Wabnitz.

Motion carried

A motion to approve the February 06, 2024 as distributed was made by Barbara Ward 2nd by Bruce Lawrie.

Motion carried

Treasurers Report*: Treasure Scott Rasbach gave a financial report as of March 12, 2024, he also produced a roofing/special assessment cashflow estimate. Detailed copies attached to minutes. He reported approximately 10% delinquencies but payments are being received daily.

Truist Bank 5284		\$81,324.82
Truist Bank 7015	952,115.32	
Truist 812	1,187,215.56	
Truist 810	3,221.36	
Truist 7550	543,256.96	
Total Reserves		\$2,685,809.20
Grand total all funds		\$2,767,134.02

A motion to accept the treasures was made by Barbara Ward 2nd by Wally Maire
Motion carried.

Paradise Shores Apartments, Inc.
Board of Directors Meeting-Recreation Hall
March 12, 2024 -7:30PM- Approved

Committee Reports:

Blue Book*: Bill Schaffer reported the committee held two meetings to date, one recommendation is that the Board vote to start the process of changing the corporate name from Paradise Shores Apts. Inc to Condominiums at Paradise Shores Inc.

Budget: no report

Contract: no report

Compliance: no report

Election: Gail Brock reported for Beth Hesselton that the 2nd notice was sent out today by mail and ONR, last date to sign up for ONR is today.

Fining: no report

Grounds/ Landscaping: Mark Morton reported that he is working on the grounds, there has been some damage to the lawns from the equipment being used by the roofing company, this will be taken care of by the roof contractor. Starting April 1st lawns will be mowed weekly.

Insurance: Scott reported he met with the broker and now that the roof project is proceeding, he is confident that there will be some positive news.

Legal Affairs: no report.

Maintenance: Plumbing work is in progress in building 11.

Neighborhood Watch: no report

Sales & Rentals: no report

Specifications: no report

Old Business:

Patios remain on agenda

Ways & Means Committee: Building 8 & 9 plumbing: Pipe line bids are being received.

Window Specifications

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

Management contracts: DeSantis contact is under review

Paradise Shores Apartments, Inc.
Board of Directors Meeting-Recreation Hall
March 12, 2024 -7:30PM- Approved

New Business:

2023 Audit*: Devin and Associates, CPA. Scott reported that the audit is in the process of being completed it should be available April 1st. Document will be available in the office. All owners will receive a copy when completed.

Pool heaters*: A motion made at November 14, 2023 Board meeting to install new pool heaters by Artistic pools is to be amended as this did not take place as it was decided that electric was the way to proceed. The bid was given to Jason Bodewe in the amount of \$9,950 to install two new pool heater pumps.

A motion to amend the motion made on November 14, 2023 was made by Larry Brenner 2nd by Dennis Hans

Motion carried

Laundry contract*: Bobby Raposa reported he requested bids from three companies for new washers and dryers, only two companies replied. He recommended Commercial Laundries.

A motion to enter a contract with Commercial Laundries Inc. was made by Bobby Raposa 2nd by Barbara Ward

Motion carried 1 opposed

Denny Wabnitz asked that volunteers come forward to upgrade our laundry rooms.

Roofing project update: See report from Scott

Pool hours: A motion to change the hours to sunup to Dusk was made by Bruce Lawrie 2nd by Denny Wabnitz.

Motion carried

Payment plans- assessment: A motion to form a committee of the President, Secretary and Treasurer to come up with a way to collect bad debts was made by Barbara Ward 2nd by Dennis Hans.

Motion carried

President's closing comments: Resignations

President Wally Maire read a letter from Denny Wabnitz that as of March 26, 2024 he would be resigning from the position of overseeing the maintenance shop.

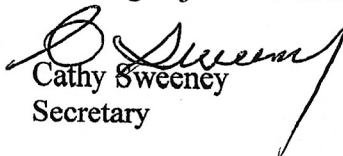
Wally announced that he will be resigning from the President position effective March 26, 2024.

Announcement of next meeting: Next meeting will be March 19, 2024.

Adjournment of meeting: A motion to adjourn the meeting was made by Larry Brenner 2nd by Denny Wabnitz.

Motion carried.

Meeting adjourned at 8:40pm


Cathy Sweeney
Secretary