

Paradise Shores Apartments, Inc.
Draft---Board of Directors Special Meeting-Recreation Hall---Draft
July 09, 2024-6:30PM

President Wally Maire called the meeting of the Board of Directors to order at 6:40 pm.

Assistant Board Secretary, Ivan Schreur conducted a roll call of the Board of Directors.

Directors/Alternate Directors: David Davison, Dennis Hans, Cathy Sweeney(Electronic), Robert Raposa(Electronic), Tina Morrison(Electronic), Wally Maire(Electronic), Bruce Lawrie, Gregory Miller(Electronic), Rebecca El Couhen, Barbara Ward.

Directors at Large: Denny Wabnitz, Warren Angell, Nelson Anglero(Electronic).

13 Directors in attendance, 7 personally and 6 electronically. A quorum was established. CAM Louis DeSantis was also in attendance.

Approval of the 5/14/2024 Minutes as distributed.*

A motion to approve the Board minutes of May 14th, 2024 as distributed was made by Wally Maire 2nd by David Davison. Motion carried

Treasurer's Report*:

Audit of 12/31/2023, as mailed to all owners, highlights were presented by Treasurer, David Davison. Motion to approve made by Wally Maire, 2nd. by Rebecca El Couhen. Motion carried.

Treasurer's Report highlights presented by David Davison are attached. Motion to approve made by Wally Maire, 2nd. by Rebecca ElCouhen. Motion carried.

Due to confusing accounting records because of additional bank accounts and the Special Assessment, David requested authorization to hire a Forensic Accountant for a detail accounting of the Reserve Account for the 3 prior years at a cost not to exceed \$7,500.00. Motion made by Wally Maire, 2nd. by Warren Angell. Motion carried.

Committee Reports*:

Landscape Committee: Mark Morton reported on activities by the committee to revamp the entryway island, with several options. Final details to be established by the committee, He requested authorization to proceed at a cost not to exceed \$10,000.00 Motion made by Wally Maire, 2nd. by Tina Morrison. Motion carried.

Old Business:

Maintenance supervisor position: Wally moved to hire Scott Rasbach to this position, 2nd. by Barbara Ward. After some spirited discussion, a roll call vote was taken. The motion passed, with 8 directors voting YES and 5 directors voting NO. Motion carried.

- Denotes copies attached to Official Minutes

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New Business:

Appointments to fill vacancies, this will be done in the fall per Wally Maire

Appointment of committees, this will be done in the fall per Wally Maire.

Resolution authorizing use of electronic notice was presented by David Davison.

A standard consent form, prepared by our legal staff, along with an explanatory Association letter, will be sent by mail to all homeowners. Those consenting to receive Official Notices via email from Paradise Shores Association must sign and date and return the form to the office in order to be on the email list for official notices.

Without this signed consent form, the homeowner will not be receiving official notices via email from the Association.

Motion to proceed with the authorization made by David Davison, 2nd. by Barbara Ward.

Motion carried.

Communication Flow: Wally stressed that communications, requests for service, complaints, etc. from owners to the Association must go first to your Building Director, and if none available, to one of the 3 Directors at Large.

Our Property Manager, Louis DeSantis, is not to be considered as our ‘complaint department’.

2024 Budget Review: David covered this in his Treasurers report.

Members (owners) comment period. Various topics discussed.

Adjournment of meeting

A motion to adjourn was made by David Davison 2nd by Wally Maire. Motion carried.

Meeting adjourned at 8:17 pm

Ass't. Secretary: Ivan Schreur

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