

Paradise Shores Apartments, Inc.
Maintenance Committee Meeting-Recreation Hall
August 21, 2024, 6:30PM
Meeting Minutes

Call to Order: Chairperson, Denny Wabnitz at 6:30 PM

Roll Call of Committee Members: Recording Secretary: Ivan Schreur:
Denny Wabnitz-Chairperson, Wally Maire, Bobbie Raposa (phone),
Mike Debrito, Jr., Nelson Anglero (phone), Bruce Lawrie, Scott Rasbach

New Business: Pool Resurfacing: Scott Rasbach, Maintenance Supervisor, led the meeting by summarizing and comparing the 5 pool contractor's proposals. An informal and constructive discussion session followed by all Committee members, plus the owners in attendance and by phone.

It became clear that because of Pool Work's expertise, and extended warranties, that the selection was narrowed down to Pool Works with a baseline cost of \$35,545.00. This resurfacing was identified in the original FPAT Capital Reserve estimated at \$37,400.00 in 2022.

The final cost will be adjusted after the Committee prepares a contract with our specifications, using Pool Works proposal as an Addendum. One important note is that they cannot start the project for another 12 months. However, they will commit to working with Paradise Shores to make necessary repairs in the interim on an 'as needed for emergencies' basis. This will be costed out separately on a project basis. This gives us time to expand the scope of the project, as there are other items that will need to be accomplished by other contractors.

These projects are:

New fencing (around heaters and pump house): Not identified by FPAT

New Lighting (for nighttime swimming) Not identified by FPAT

New Sinage: Not identified by FPAT

Deck Pavers: Identified by FPAT

This meeting will be summarized by the Committee, and presented to the Board of Directors at their next meeting with a Not To Exceed pricing for all the above projects.

This project will require many more Committee meetings to finalize the full Scope of Work, including meeting applicable County Building Codes, and Health and Safety Department Codes.

Meeting Adjourned at 8:55 PM

Reported by: Ivan Schreur, Recording Secretary

8/22/2024