

**PARADISE SHORES APTS. INC.**  
**MEMBERSHIP MEETING**  
**1/14/2025**  
**MINUTES---DRAFT 2**

**MINUTES: NAME CHANGE AMMENDMENT VOTE**

Call Meeting to Order-Wally Maire, President at 6:30 PM

Membership Quorum Determination: Ivan Schreur, Recording Secretary

Blue Book Committee Report:

Owner Proxies with Votes: 137

Owner Attendees with Votes: 0

Total: Proxies + Attendees with Votes: 137

Quorum??: Recording Secretary: **MAJORITY REQUIRED: 163 Required for quorum. Quorum not met, meeting suspended until Feb. 4, 2025 @ 6:30PM.**

Blue Book Committee Report: Vote Report, if Quorum met:

**APPROVE NAME CHANGE VOTES:NO QUORUM, NO REPORT**

**REJECT NAME CHANGE VOTES: NO QUORUM, NO REPORT**

**75% OF MEMBERSHIP REQUIRED TO APPROVE NAME CHANGE:  
244 APPROVAL VOTES REQUIRED FOR AMMENDMENT TO CARRY.**

Blue Book Committee Report on Vote Results: **NO REPORT**

President Wally called for Suspension of Meeting at 7:00PM.

Motion made by:Wally Maire 2<sup>nd</sup>. by:Bill Fertig.

**Paradise Shores Apartments. Inc.**  
**Board of Directors Meeting- Clubhouse**  
**January 14, 2025-7:30PM**  
**APPROVED MINUTES FEB. 4, 2025**

**1a. Call to Order: President Wally Maire                      TIME: 7:30 PM**

**1b. Quorum Determination-Ass't. Secretary, Ivan Schreur:** (ROLL CALL); Dave Davison P, Dennis Hans, Bill Schaffer P, Cathy Sweeney P, Dennis Moore, Debbie Jeffers, Robert Raposa, Tina Morrison. Wally Maire, Greg Miller P, Bill Fertig, Denny Wabnitz, Nelson Anglero, Mike DeBrito, Jr. (P=Phone).

**1c. Proof of Notice: Ass't. Secretary, Ivan Schreur:** NOTICES POSTED ON OFFICIAL BULLETIN BOARD IN HALLWAY & BREEZEWAYS. EMAILS SENT TO ALL MEMBERS THAT HAVE CONSENTED TO RECEIVE OFFICIAL NOTICE EMAILS ON 1/9/2025.  
Motion to approve by Tina Morrison 2<sup>nd</sup> Dennis Hans. Motion Carried

**2. OFFICER/COMMITTEE REPORTS**

**2a. Officer Report:**

**Treasurers Report: Read by Asst Sect. Ivan Schreur; Report Attached and posted on website, secure section.\***

**Motion to approve by: Wally Maire, 2<sup>nd</sup> by Tina Morrison. Motion Carried.**

**2b. Committee Reports : See Committee List. Chairperson must submit a written report to have details included in the Minutes.**

- 1) Blue Book: Bill Schaffer: Report attached\***
- 2) Budget -Dave Davison: No Report**
- 3) Contracts-Bruce Lawrie: No Report**
- 4) Election Committee: Ivan Schreur: Report attached.\***
- 5) Grounds Committee: Mark Morton: Quotes coming in for fence, Lights etc.**
- 6) Insurance Committee: No report submitted.**
- 7) Maintenance Committee: Denny Wabnitz/Scott Rasbach: Report attached\***
  
- 8) Neighborhood Watch: No Report**
  
- 9) Sales & Rentals: Dave Davison: No Report.**
  
- 10) Social Committee: Tina Morrison: Many upcoming events will be posted in breezeways, and on channel 732.\***
- 11) Specifications: Wally Maire: Discussion moved below to the FOUR FOOT AREA, in Prior Business, item g.**

**3. Approval requested of the following Board Meeting Minutes: 11/20/2024; 12/10/2024, and 12/10/2024 Membership Meeting Minutes**

**Motion to approve all made by Dennis Hans, 2<sup>nd</sup> by Dennis Wabnitz. Motion Carried.**

**Paradise Shores Apartments. Inc.**  
**Board of Directors Meeting- Clubhouse**  
**January 14, 2025-7:30PM**  
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**4. Prior Business**

a. Patios: remain on agenda

b. Parking: Remain on the Agenda: Bruce Lawrie/Scott Rasbach:

c. Material Alteration – Shed: Remain on Agenda:

d. Secure Record Storage Report by Dave Davison. Local source has Climate controlled, fireproof, flood proof. Maximum size to be determined. Quote of \$26.00/month for largest size anticipated, and will fit our needs. Final size to be determined. Motion by Wally for a Not To Exceed cost of \$26.00/mo., 2<sup>nd</sup> by Dennis Hans. Motion Carried.

e. New Maintenance Hire: Scott Rasbach reported we have successfully hired a new maintenance person.

**f. Property Maintenance/Repairs:**

a. Roof Building 6---sufficient number of quotes are being evaluated.

b. Replacement of 2024 Hurricane Helene and Milton Damaged Soffit. Will require many separate quotes, and will be delayed several months due to non-availability of contractors.

c. Removal of dead landscaping caused, by 2024 Hurricane Helene and Milton, from Bldg's. 1, 2, 6, 7, 10, and 11

d. Removal of pine tree near 54<sup>th</sup> Ave

Items c and d quoted BY WHYTE'S TREE SERVICE at \$11,850.\* Motion to approve this quote, attached, made by Wally Maire, 2<sup>nd</sup> by Dennis Wabnitz, Motion Carried.

g. Four foot area of first floor units. Wally discussed this, and stated that our Rules and Regulations will be updated. No patio style pavers. Loose stones etc. ground cover, with specified plants allowed. Must be properly maintained by unit owner.

**MEMBER FORUM:**

No separate forum, as comments were accepted as items were brought up before the board.

**5. NEW BUSINESS:**

Personnel Issues: Executive Board to have authority to handle personnel issues.

Motion to approve made by Bill Schaffer, 2<sup>nd</sup> by Mike DeBrito. Motion carried.

Adjournment Announcement by Ass't. Secretary:

Next Regular Scheduled Meeting is Feb. 4, 2025 at 7:30 PM

The Suspended Membership Meeting for Name Change vote will be Feb. 4, 2025 at 6:30 PM

Adjournment motion made by Mike DeBrito, 2<sup>nd</sup> by Tina Morrison. Motion carried.

Meeting adjourned at 8:57 PM

Ass't. Secretary, Ivan Schreur