

PARADISE SHORES APARTMENTS, INC.

NOTICE OF BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN that the Board of Directors of Paradise Shores Apartments is calling a meeting as follows:

Date: Tuesday, February 4, 2025
Time: 7:30 p.m.
Place: Clubhouse Auditorium
5230 81st St N, St Petersburg FL 33709
Or
CONFERENCE CALL
Dial-in number (US): (720) 843-2672
Access code: 8240966#

Agenda:

1. Call to Order / Quorum Determination / Proof of Notice
2. Officer / Committee Reports
 - a. Blue book, Budget, Contract, Election, Grounds, Insurance, Maintenance, Neighborhood watch, Sales & Rentals, Social, Specifications
3. Approval of Prior Minutes
4. Prior Business
 - a. Patios – remains on agenda
 - b. Material Alteration – Shed – remains on agenda
 - c. Secure Record Storage – remains on agenda
 - d. Property Maintenance/Repairs
5. Member Forum
6. New Business
 - a. Rules & Regulations Modifications
 - Parking Registration/Identification
 - Walkways & Balconies
 - Window Ledges
 - Four foot area of first floor units
 - Signs
 - Fire Pit
 - b. Fining Committee
7. Closed Meeting Minutes Storage
8. Adjournment

By: Board of Directors, Paradise Shores Apartments, Inc.
Posted: Thursday, January 30, 2025

Paradise Shores Apartments. Inc.
Board of Directors Meeting- Clubhouse
January 14, 2025-7:30PM
DRAFT 3.1---DRAFT 3.1---DRAFT 3.1

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 2nd 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, 2nd 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, 2nd by Dennis Wabnitz. Motion Carried.

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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., 2nd 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 54th Ave

Items c and d quoted BY WHYTE'S TREE SERVICE at \$11,850.* Motion to approve this quote, attached, made by Wally Maire, 2nd 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, 2nd 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, 2nd by Tina Morrison. Motion carried.

Meeting adjourned at 8:57 PM

Ass't. Secretary, Ivan Schreur

Paradise Shores Apartments, Inc.

Run Date: 12/21/2024
Run Time: 10:27 PM

BALANCE SHEET As of: 11/30/2024 Assets

Account #	Account Name	Total
Operating Asset		
100000	Operating Checking - Truist *5284	\$170,074.97
100500	Operating Checking - Truist *3145	\$253.00
115000	Petty Cash	\$100.00
118000	Due Oper (to) / from Special Assmnt	\$91,059.14
119999	Due Oper (to) / from Resv	(\$295,173.89)
	OPERATING ASSET TOTAL:	(\$33,686.78)
Special Assessment Assets		
120000	Special Assessment Checking - Truist *0804	\$4,227.92
120100	Special Assessment Checking - Truist *0812	\$6.85
123000	Misc Rec - Unpaid Special Assmnts collected	\$29,902.04
124999	Due SPA (to) / from Oper	(\$91,059.14)
	SPECIAL ASSESSMENT ASSETS TOTAL:	(\$56,922.33)
Accounts Receivable		
130000	Maintenance Fees Receivable	\$15,770.23
133000	Misc Rec - Inv Maint Services	\$26,244.00
134000	Receivable - Contingency 02-16	\$2,623.10
	ACCOUNTS RECEIVABLE TOTAL:	\$44,637.33
Insurance Funds		
139000	Insurance / Contingency *7550 Truist	\$78,840.75
139100	Insurance - Achieva Bank CD *6700 - 03/13/25	\$239,735.00
139200	Insurance-Achieva Bank Checking	\$200.00
139300	Insurance-Achieva Bank Savings	\$65.00
	INSURANCE FUNDS TOTAL:	\$318,840.75
Reserve Assets		
140000	Reserve Checking Truist *7015	\$927,135.44
144000	Reserve Chase checking *5319	\$1,000.00
145000	Reserve - Chase Bank CD *9711 - 11/13/24	\$239,000.00
146000	Reserve - Fifth Third Bank CD *7441 - 3/16/25	\$40,000.02
147000	Reserve - Fifth Third Bank CD*7425 - 03/16/25	\$99,999.99
148000	Reserve - Fifth Third Bank CD *7396 - 03/16/25	\$99,999.99
149000	Due to / from Resv from Oper	\$295,173.89
	RESERVE ASSETS TOTAL:	\$1,702,309.33
Current Operating		

o = REPORT ITEMS

Paradise Shores Apartments, Inc.
Blue Book Committee

Report of the November 18, 2024 Blue Book Committee Meeting

To: Board of Directors

Re: Committee Meeting Report November 18, 2024

Dear Board of Directors Members,

The committee met on November 18, 2024 from 5pm to 7pm to discuss the following issues as directed by President Maire. Several board members and residents were in attendance and input was taken from all in attendance that desired to contribute.

1. Support and Service animals causing a nuisance.
2. Smoking on common elements causing a nuisance.

There was extensive discussion about exactly what can be done about nuisances on the common elements of Paradise Shores. While there were suggestions such as designated areas where people could take their animals to defecate, or doggy potty bag stations, there seemed to be a general consensus that the problem is more of an enforcement issue rather than a rules issue.

At this point the committee, and some in attendance, felt that the professional property manager should take a more proactive approach in enforcing our rules than has been done in the past. This surgical approach, versus the sledgehammer approach of a rule change, may resolve the issues at hand. It would also send the message to residents that Paradise Shores takes the enforcement of our rules seriously. The current property manager can do so in a fair and impartial manner, and be a buffer for the Board Members. This was what we were told during the current managers interview process. Add in a designated area for animal exercise and to defecate and it should alleviate a lot of the issues.

As a side note, there was extensive discussion as to the role of Building Directors and the seemingly lack of enforcement on the part of some Directors. It is an understandably tough issue to cite someone who may be your friend. Having the Directors forward the violation to the property manager for handling would alleviate that conflict.

Paradise Shores Apartments, Inc.
Blue Book Committee

Report of the November 18, 2024 Blue Book Committee Meeting

The committee recommends a more proactive response by management so that issues do not get out of hand in the future. That, in combination with fining, if necessary (as a last resort), should get the message out that residents must follow the rules.

It would not hurt to have the association attorney draft a letter explaining what a nuisance is, and what the consequences may be if residents actions constitute a nuisance. This could be issued to all owners, or used on a case by case basis. It should be included in the support animal packet and the interview packet.

The committee stands ready to work with the Board, and the Association Attorney, to examine and strengthen our nuisance policies if deemed necessary.

Respectfully,

/s/

William Schaffer, Jr.
Chair, Blue Book Committee

2025 ELECTION COMMITTEE REPORT

IVAN SCHREUR 08-03 CHAIRPERSON

IMPARTIAL VOTE COUNTERS—COMMITTEE MEMBERS

JIM ;LYNCH 12-20

LYNDA LYNCH 12-20

SUSAN RUSSON 08-09

CHERYL DOWHANYCZ 02-17

NANCY CARFORA 02-14

ELECTION MONITOR

ANNE HATHORN PARADISE SHORES ATTORNEY

STATUS @ 1/14/2025

ALL 9X12 ENVELOPES ARE STUFFED, SEALED AND ADDRESSED. MANY ARE BEING HAND DELIVERED TO OWNERS BY VOLUNTEERS THIS WEEK.

THOSE NOT DELIVERED WILL BE MAILED; CANADIANS ON 1/13/2025, DOMESTIC BY 1/17/2025.

THIS MEETS THE 14 DAY TO 34 DAY REQUIREMENT PER FS718. AND WELL WITHIN THE 25 DAY LIMIT PER OUR BLUE BOOK.

BALLOT RETURN ENVELOPES WILL BE SECURED IN THE OFFICE LOCKBOX.

RETURN BALLOT ENVELOPES TO OFFICE VIA HAND DELIVER DURING OFFICE HOURS, INSERT INTO MAIL SLOT OFFICE DOOR AFTER HOURS, OR RETURN VIA USPS.

OFFICE PERSONNEL OR ELECTION CHAIR WILL DEPOSIT INTO LOCKBOX.

BALLOTS WILL BE REMOVED FROM ENVELOPE AND COUNTED DURING VOTE COUNTING PROCESS.

RESULTS WILL BE TABULATED, AND THE NEW LIST OF DIRECTORS WILL BE ANNOUNCED AT THE MEETING.

IVAN J SCHREUR, CHAIRPERSON

1/14/2025

Maintenance Report: December 2024

- New hire: Monty Montalvo. Monty joins Bryan Mitchell and Nick Dunn to our maintenance department.
- Contact the Maintenance Department through its dedicated telephone line (727) 276-5410 or its e mail: Pshoresmaint@gmail.com
- Work orders should be generated through your building director
- Please delete any maintenance employees telephone number from your contact list. No calls should be made directly to a maintenance worker. Continued abuse of this rule will be reported to the board for action.
- Some residents continue to stop and engage maintenance workers in conversation. This results in wasted time and money. If you have something to say, say it through the proper channels.

Storm Repairs:

- Estimates for repair of the soffit and fascias have been obtained. The green fascias will be replaced with stock white and left unpainted. This is so as the green paint is severely faded and unable to be matched. The buildings are scheduled to be painted in 2027 and will be painted uniformly at that time.
- Our employees will perform the demolition which includes the removal of the drywall ceiling on the second-floor balconies.
- Wiring along the ceilings will be moved above the ceiling to provide a cleaner appearance.
- Damaged awnings will be removed together with any remaining hardware left attached to the buildings.
- Roof trim will be repaired by a roofing contractor.
- Landscaping damaged by the salt water intrusion will be removed. This includes the large Northfork pine along 54th ave.

Seal coating and striping of streets and parking:

- This process has begun. Coating and painting are subject to weather conditions. Sealing cannot be done below 62 degrees and/or wet conditions.
- Watch the bulletin boards in your building's breezeway for schedule updates.
- Be prepared to move your vehicle. You must register your vehicle with the office. Visitors also must register their vehicle.
- Vehicles left on the streets, lots and carports will be towed. The towing company is Seminole Towing. They are at 11076 70th Avenue North, Seminole, FL 33772. Telephone (727) 391-5522.

Staircase Painting:

- Painting has begun.

- Weather conditions will impact the scheduling. Consult the bulletin board in your building's breezeway for schedule changes.
- Please observe the WET PAINT signs to avoid damage.

Building 6 roof:

- Seven estimates have been received.
- The final choice will be made with weeks.
- Estimated construction time is one month. Goal is completion before April 2025.

Sewer backup:

- We suddenly have an increase in sewer backups. Building 7 experience 4 backups in one month.
- These often are reported on the weekend which increases the labor cost dramatically.
- The use of wipes is generally the culprit. Food waste including oils is the second most common cause. Dental floss also has been retrieved. These all are within your control. Please help keep the monthly maintenance fee low by complying with the sewage rules.

54th Ave Fence:

- Specifications are being developed for the replacement of the fence, lighting and irrigation.
- Survey will be done for proper location on the property.
- The recommendation(s) will be presented to the membership for a vote.

SOCIAL COMMITTEE REPORT 2025.01.14

TUESDAY, JAN 21

HOT DOG DAY

SATURDAY, JAN 25

COUNTRY HO DOWN

SATURDAY, FEB 15

SPAGHETTI DINNER

SATURDAY, FEB 22

PANCAKE BREAKFAST

FRI-SAT, MAR 7-8

BAZZAR

EVERY WEDBESDAY

COFFEE HOUR

EVERY WEDNESDAY

BINGO

WHYTE'S TREE SERVICE
 1829 43RD STREET SOUTH
 ST.PETERSBURG, FL 33711
 (727)482-6956

INVOICE

Mark
 Paradise Shores

Invoice # 0098775
Invoice Date 01/10/2025
Due Date 01/10/2025

Item	Description	Unit Price	Quantity	Amount
Service	Remove 22 Queen Palms, Remove stone and pavers, and Remove edging (bushes)			
	FLAT RATE FOR THE ABOVE SERVICES	8850.00	1.00	8,850.00
	Remove one Pine Tree and grind stump	3000.00	1.00	3,000.00
<u>NOTES:</u> Quote from Whytes Tree Service.				
		Subtotal		11,850.00
		Total		11,850.00
		Amount Paid		0.00
		Balance Due		\$11,850.00