CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS MEETING MINUTES
May 13, 2025: 7:30PM
APPROVED AT 8/21/2025 BOD MEETING

Call to Order: President Wally Maire TIME: 7:30 PM

Quorum Determination-Asst. Secretary: (ROLL CALL); Dave Davison, Dennis Hans, Bill Schaffer, Cathy Sweeney, E, Nicki Trim, (Absent, Resigned)*, Max Stierwalt, Robert Raposa, E, Tina Morrison. Lucy Colon, Bruce Lawrie(Absent) Debbie Jeffers,, Greg. Miller, E, Gene Zombory, Nick Walker, Wally Maire, Denny Wabnitz, Nelson Anglero, Mike DeBrito. E = Electronic attendance.

Compliance Update:

Following today's meeting, all newly elected Directors that have not turned in their 4-hour educational certificate, and their signed certificate for reading all the condo. docs., will not be able to serve until they have both been submitted. Now we have slightly over half submitted.

The educational certificate must be updated annually with a 1 hour refresher educational course. The written signed certificate of reading the condo. docs. is valid for 7 years of continuous service.

Those Directors that were appointed later have 90 days beyond their appointment date to submit their certifications.

This applies to all Directors, Alternates, and at Large Directors.

***The office will have certification forms for you to sign and submit. Your completed certificates will be kept in a binder in the office.**

Proof of Notice: Ass't. Secretary: AGENDA WAS POSTED IN HALL & IN BREEZEWAYS, EMAILS SENT ON 5/9/2025.

OFFICER/COMMITTEE REPORTS

*Treasurers Report: Dave Davison: 4/30/2025 Financial Report Included

Motion by: Dennis Hans 2nd. by. Lucy Colon. Motion Carried

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

Blue Book: Bill Schaffer: Report*
Budget -Dave Davison: No Report
Contracts-Bruce Lawrie: No Report
Election Committee: No Report, Remove until next election period.
Grounds Committee: Wally Maire. Verbal only.

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Insurance Committee: Scott Rasbach: Verb

*Maintenance Committee: Scott Rasbach:
Neighborhood Watch: Committee not established.

Sales & Rentals: Dave Davison: No Report.
*Social Committee: Tina Morrison.
Specifications: Wally Maire:
Motion to approve all reports made by: Dave Davison, 2nd by Debbie Jeffers. Motion carried.

3. Approval Request for the following Board Meeting Minutes:
4/8/2025 and 4/21/2025 BOARD MEETING MINUTES AS DISTRIBUTED.

Motion to approve made by Bill Schaffer, 2nd by Gene Zombory Motion Carried.

4. Prior Business:

a. Patios: remain on agenda

b. Material Alteration – Shed: The proposed remote shed will be replaced by a new shed being built near the maintenance area.

Motion made by Dave Davis to remove this item from Agenda, 2nd. by Tina Morrison. Motion carried.

c. Parking Registration/Identification---Remains on the Agenda

d. Property Maintenance/Repairs:

+Roof Building 6— In final negotiations.

+Replacement of Damaged Soffit Bldg. 8: -- Bid approved, and signed. Work to start soon.

+Removal of dead landscaping from Bldgs. 1, 2, 6, 7, 10, and 11: Work completed. Remove from agenda.

+Removal of pine tree near 54th Ave. Work completed, remove from agenda.

5. MEMBER FORUM:

Member questions were asked and answered during the presentations.

6. NEW BUSINES:

a. Meeting Dates: Added August 12, 2025 to the Regularly Scheduled dates.

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b. Rules and Regulations: Remain on Agenda..

c. Legal collections: 5 units are into the legal collection of past due fees, with 1 more to go into this process soon.

d. Project updates: Scott Rasbach: See the Maintenance Report attached.

SOFFIT & FASCIA REPAIRS-UNIVERSAL: Signed and will start soon.

FENCE REPLACEMENT-HAGE FENCE: Signed and will start after the survey is completed.

POOL RENOVATION-POOL WORKS: Signed and will start in September.

e. Power washing: Will do this work in-house. Remove from agenda.

f. Landscaping updates: Mark Morton. No report.

FLAGS:

This item was added to the agenda to formalize the issue of having a foreign flag displayed in the clubhouse auditorium, in this case, the Canadian flag. Following much contentious discussion. Wally made the following motion.

I, Wally, move that we allow foreign NATIONAL flags to be displayed in the clubhouse, 2nd by Max Stierwalt. Discussion revolved about various proper protocols to be followed. It was also determined that the Canadian flag met those protocols, and would be returned to be displayed if there was an affirmative vote to approve the motion. The motion was approved 100%.

This will be turned over to the Specifications Committee to establish written protocols for any additional flags to be allowed to be displayed in the auditorium.

7. ADJOURNMENT.

Motion to adjourn made by: Dave Davison 2nd by Lucy Colon. Motion Carried

Time: 8:32 PM

Ass't. Secretary: Ivan Schreur 5/13/2025

NOTE * DENOTES WRITTEN REPORT FILED WITH ORIGINAL MINUTES ONLY.