

Condominiums at Paradise Shores Inc.
Board of Directors Meeting – Clubhouse
December 09, 2025 - 7:30PM

Call to Order: President Wally Maire

Roll call: Secretary Cathy Sweeney

Dennis Hans, Cathy Sweeney, Tracy Moore, Max Stierwalt, Robert Raposa, Tina Morrison, Janet Naylor, Debbie Jeffers, Gene Zombory.
Directors at Large-Wally Maire, Nelson Anglero.

Introduce IT representative: Rachelle Carroll
Demo on microphone etiquette: Judy Maire

Consideration of Agenda

Approve Prior Minutes*: November 11, 2025

Motion to approve the November minutes as distributed was made by dennis Hans 2nd by Tracy Moore. Motion carried

Treasurers Report*:

Operating Asset Total \$49,187.47-Special Assessment Assets Total \$361,291.02

Accounts Receivable Total \$45,903.53 - Insurance Funds Total \$ 532,065.60

Reserves Assets Total \$1,393,234.43- Total Assets \$2,321,359.76

Operating Liabilities Total \$122,040.48- Special Assessment Liabilities Total \$361,291.02

Insurance Liabilities \$532,065.60 -Reserve Total \$1,393,234.43

Total Liabilities \$2,408.631,53

Prior Year Equity Adjustments \$78,854.86 Current Year Loss \$8,416.91

Total Equity \$87,271.17

Total Liabilities and Equity \$2,321,359.76

A motion to accept the treasures report made by Wally Maire 2nd by Tina Morrison

Motion carried

Committee Reports:

Blue Book/ Rules and Regulations: Update: no report

Budget: Cathy reported for David Davison the 2026 Budget has been approved and will be distributed to all owners by Dec 12, 2025 which will include a copy of the maintenance fees for 2026.

A motion to accept the Budget committee report was made by Max Stierwalt 2nd by Gene Zombory. Motion carried

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Election*: Cathy reported for Ivan that the 1st notice has been revised to include a dedicated email address for any eligible voter to submit their ballot via email. Voting via email will waive their right to a secret ballot, as they must sign the emailed ballot. 1st notice revised will be distributed to all owners by Dec 12, 2025 at the latest. The Annual Meeting of Members and Elections to be held on Feb 10. 2026.

A motion to accept the election committee report was made by Dennis Hans 2nd by Nelson Angeler.

Insurance: Scott reported there will be a meeting with the Insurance company this coming week.

A motion to accept the Insurance Committee report was made by Tina Morrison 2nd by Gene Zombory. Motion carried

Members (owners) questions were asked and answered during the presentations

Prior Business:

Patios: remain on agenda

Parking Registration/Identification: Remain on the Agenda

Maintenance/Repairs*: Scott report that 37 doors were installed and he presented a list of work done over the past year.

Specifications /Grounds/Landscaping/Pool Update:

Wally reported that landscaping will be done next on building 7, 1, 10, and 6. He is looking for volunteers to help with the landscaping along 54 Ave.

The installation of the new pool is complete and the pool is open for all owners.

Fence Project Update: Gene had asked for an update on the fencing for all of our property and Wally informed him that Haigh Fence will be here tomorrow to do the entire complex which will include 4-5- 9-14.

Trenchless Piping: remain on the agenda.

PooPrints: Wally stated that this project will not happen overnight.

Windows for clubhouse: Wally reported that several bids have been received. Ranging from \$35,000 to \$70,000. Remain on the agenda

Plants: Wally reported that a copy of the rules for Plants will be available in the Directors folders in the office.

New Business:

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Contract for Roofs: Wally reported they had 7 bids and they are down to 3 vendors. Remain on the agenda.

Contract for electrical wiring of pool lights and grill lights

As a result of the electrical work completed during the pool renovation project, it was determined that additional repairs are needed to the existing old underground lines. Estimates for this work are currently pending

Carport repair bldg. # 7

Remain on the agenda

President's remarks

Consent forms: Wally stated we need to get opinion from our attorney regarding a new consent form that will include email permission and voting.

Use of Recreation Hall: Wally will get feedback from our Attorney as to the wording on our present rental of the hall form.

Next meeting January 13, 2026 7:30pm

A motion to adjourn the meeting was made by Tina Morrison 2nd by Tacy Moore.
Motion carried

Meeting adjourned at 8:45pm

**Cathy Sweeney
Secretary**