

Condominiums at Paradise Shores Inc.
Board of Directors Meeting – Clubhouse
January 13, 2026 - 7:30PM
Approved Minutes

Call to Order: President Wally Maire

Roll call: Secretary Cathy Sweeney

David Davison, Dennis Hans, Bill Schaffer, Cathy Sweeney, Tracy Moore, Max Stierwalt, Robert Raposa, Tina Morrison, Lucy Colon, Debbie Jeffers, Greg Miller, Gene Zombory, Nick Walker.
Directors at Large-Wally Maire, Nelson Anglero.

Consideration of Agenda: Resignation Lucy Colon effective Feb 01 , 2026 move to new business.

Approve Prior Minutes*: December 09, 2025

A motion to approve the December 09 Board Minutes as distributed was made by David Davison 2nd by Denis Hans.
Motion carried

Treasurers Report*:

David Davison reported the following balances and submitted balance sheet, income statement & reserve statement 12/31/2025 *see attached which is also available on our web page.

Checking acct

7015 \$869,513.38

5284 \$231,244.51

7550 \$101,001.74

0804 \$ 360,868.45

0812 \$ 6.97

Chase CDARS \$245,000 Achieva \$245,000 5/3 Bank \$245,000

A motion to accept the treasurers report was made by Wally Maire 2nd by Denis Hans. Motion carried

Flood Insurance A motion to ratify the Flood Insurance Contract in the amount of \$219,070 was made by David Davison 2nd by Wally Maire. Motion carried.

Committee Reports:

Blue Book/ Rules and Regulations*: Bill reported the committee is continuing to work on the blue book and are waiting for approvals and clarifications from the Board on some issues.

Election*: Ivan announced that the Election/Annual package is being mailed on or before January 16, 2026, some owners have already picked up their packages.

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

Sales & Rental: David reported there were 4 new rentals.

Social Club*: Tina reported the balance in the account is \$5,578.81. She thanked everyone for their support.

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

Prior Business:

Patios: remain on agenda

Parking Registration/Identification: We have a volunteer who has agreed to be chairperson for the parking after the election.

Property Maintenance/Repairs: Scott reported they have been dealing with emergency water issues in building 12 & 7, they are continuing with the staining project in building 14 & 12 and 8 & 9 will be done in the near future. Work is being done to upgrade laundry rooms.

Contracts for roof replacement update: Scott stated he has 4 bids and he will be following up on this project.

Carport repair building 7 update: Scott reported that this repair has been completed.

Specifications: Wally no report at this time.

Grounds/Landscaping: Mark reported that they are continuing with the beautification project. New stone has been installed in 7 buildings.

Pool Update: The installation of our new pool was completed and pool opened in Dec 2025.

Fence Project Update: Project completed

Trenchless Piping: remain on agenda

PooPrints: remain on agenda

Plants: Wally asked that all Directors work with him in having residents abide by the rules regarding planting. He put copies of rules regarding plants in each Directors folder in the office.

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Consent Forms. Wally is working with the attorney on wording for consent forms. Agreement to receive emails for information and on email voting agreement.

Use of Recreation Hall: Working with Attorney for clarification on our present form.

Contract for electrical wiring of pool lights and grill lights: move to new business

New Business:

Resignation* Lucy Colon effective Feb 01 , 2026

A motion to accept the resignation was made by Wally Maire 2nd by Tina Morrison Motion carried.

Transition to Cogent Bank: Anna Rogers representative of Cogent spoke about the Bank and the services they offer.

A motion to switch our operating account and payments to Cogent Bank was made by David Davison 2nd Wally Maire. Motion carried 2 No

Hire per diem Media Consultant: Remain on agenda, consideration after the new Board installed.

Clubhouse Windows Proposals*

Bids were received from:

Weather Tite windows \$61,806-World Windows \$29,050- Bay Windows \$28,646- Steve Windows \$33,600

A motion to approve not more than \$35,000 for Clubhouse window replacement was made by Wally Maire 2nd by David Davison. Motion carried

Replacement of electric to pool/tiki/shuffleboard courts/BBQ*

Bids were received from

Onyx \$49,211- Red Royal Electric \$20,857.17 Pinellas County Electric \$ 27,896.53

Lontakos Electrical \$18,713.40

A motion to approve not more than \$25,000 for the replacement of electrical to pool/tiki/shuffleboard courts was made by Bill Schaffer 2nd by Tina Morrison. Motion carried

Fire Pit Rules:

Wally stated he wants a sign out procedure for the Fire Pit.

Records Request Status Update: A motion to table was made by Wally Maire 2nd by Dennis Hans. Motion carried

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Handy and Fast Status Update: A motion to table was made by Wally Maire 2nd by Tina Morrison. Motion carried

Update Rental and Interview Packet: Cathy spoke to Sonja over the summer she was kind enough to re type the renters package and was working on the sales package. This work is in progress.

President's remarks: Wally would like to investigate a past practice for locking and unlocking the recreation hall. More information on this later.
It's with great sadness that he announced the recent passing of 3 residents.

Next meetings Only time the Board Meeting is the First Tuesday of the month
Regular Board Meeting Feb 03, 2026 7:30pm
Annual Meeting and Elections Feb 10, 2026 7:00 pm

A motion to adjourn the meeting was made by David Davison 2nd by Tina Morrison
Motion carried

Meeting adjourned at 9:10pm

Cathy Sweeney
Secretary