

**PARADISE SHORES APTS. INC.**  
**Annual Membership Meeting Minutes**  
**&**  
**Election Report**  
**DRAFT Feb. 10, 2026 -- 7:00PM DRAFT**

**ANNUAL MEETING AGENDA restated from 2<sup>nd</sup> NOTICE**

1. Appointment of Inspectors of Elections
2. Election of Directors
3. Certifying Quorum - Call to Order
4. Proof of Notice of Meeting
5. Reading and disposal of unapproved minutes
6. President's Report
7. New Business
8. Adjournment

**ANNUAL MEETING MINUTES**

**Appointment of Inspector of Election:**

Anne Hathorn, Paradise Shores Legal Counsel, who was approved by our BOD at the 11/11/2025 Board Meeting, was the inspector for the election.

**Election of Directors See report below:**

**Certifying Quorum-please bring photo ID- call to order:**

**Recording Secretary: Ivan Schreur**

Gatekeepers reported there were 45 Proxies and 48 Owners attending for a total attendance of 93 registered designated owners for the Annual Meeting. This is below the 163 required to meet the minimum of 163 majority. Therefore, the Annual Meeting was cancelled.

**The following items on the agenda were cancelled.**

**Proof of Notice of Meeting: Recording Secretary**

**Reading and disposal of unapproved minutes**

**Presidents Report**

**New Business**

**Adjournment**

**ELECTION REPORT**

The election was successfully completed at 8:50PM and the results were announced to the attending members. This concluded the 2026 election at 9:15 PM.

There were 155 valid ballots cast, and less than 5 invalid ballots for various reasons. The invalid ballots were all confirmed by Anne.

Following are the voting totals for the Director at Large positions, in plurality order:

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**ELECTED DIR. AT LARGE CANDIDATES IN ORDER OF PLURALITY**

Wally Maire	121
Denny Wabnitz	99
Nelson Anglero	96
David Davison	92

**NON-ELECTED DIR. AT LARGE CANDIDATES**

Mike DeBrito	84
Dennis Moore	39

**Following are the winning candidates for the other contested positions:**

**BUILDING 4 DIRECTOR**

Cathy Sweeney	13
Dennis Moore	2

**BUILDING 7 ALTERNATE DIRECTOR**

Patricia Griffin	12
Debbie Jeffers	5

**FOLLOWING ARE THE RESULTS OF THE ELECTION**

Vacant: #1 Building Director

**(David Davison ran for multiple positions. He submitted his preference, in writing to Ivan Schreur, Election Committee Chairperson, that if he won both positions he would accept the DAL, which vacated Director position for Building #1)**

Tracy Moore ran unopposed for #1 Building Alt. Dir.

Jeff Morgan, ran unopposed for #2 Building Director.

Dennis Hans ran unopposed for # 2 Alternate Director.

Anthony Todorov ran unopposed for # 3 Building Director

Cathy Sweeney had the plurality of votes for #4 Building Director

Vacant: #5 Building Director and Alt. Dir.

Max Stierwalt ran unopposed for # 6 Building Director

Robert Raposa ran unopposed for # 7 Building Director

Patricia Griffin had the plurality of votes for Alternate Director Building # 7

Tina Morrison ran unopposed for # 8 Building Director

Bruce Lawrie ran unopposed for # 10 Building Director

Gregory Miller ran unopposed for # 11 Building Director

Nicholas Walker ran unopposed for # 12 Building Director

Deborah Wabnitz ran unopposed for #12 Alternate Director

Mark Morton ran unopposed for # 14 Building Director

**Vacant positions will be filled by appointment and Board approval vote at future Board Meetings**

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**FOLLOWING IS THE NEW BOARD for 2026-2027**

<b><u>BUILDING DIRECTOR</u></b>	<b><u>ALT. DIRECTOR</u></b>
1 Vacant	Tracy Moore
2 Jeff Morgan	Dennis Hans
3 Tony Todorov	Vacant
4 Cathy Sweeney	Vacant
5 Vacant	Vacant
6 Max Stierwalt	Vacant
7 Robert Raposa	Patricia Griffin
8 Tina Morrison	Vacant
9 Vacant	Vacant
10 Bruce Larwrie	Vacant
11 Greg. Miller	Vacant
12 Nick Walker	Deborah Wabnitz
14 Mark Morton	Vacant

**DIRECTOR AT LARGE**

Wally Maire  
Denny Wabnitz  
Nelson Anglero  
David Davison

An affidavit for the 2<sup>nd</sup> Notice, including all necessary balloting materials is included in the official copy of these minutes.

An affidavit stating that all Folders in the bodvotz@yahoo.com email records were inspected, and all submitted email ballots were tabulated.

All required election materials are stored inside a tape sealed printers box, and ballots are located inside the black lockbox. Both of these items are stored inside the locked Men's Sauna Room.

Keys for the black lockbox have been returned to the office for safekeeping.

Ivan will oversee the destruction of the 2/10/2025 and other past election materials after 2/11/2026.

The Election meeting was adjourned at 9:15 PM.

Ivan Schreur, Election Chairperson, Election Committee

2/15/2026