

Condominiums at Paradise Shores Inc.
Board of Directors Meeting – Clubhouse
February 03, 2026 - 7:30PM
APPROVED

Call to Order: Vice President Tina Morrison

Roll call: Secretary Cathy Sweeney

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

Approve Prior Minutes*: January 13, 2026

A motion to approve the January 13, 2026 as distributed was made by Greg Miller 2nd by Dennis Hans

Motion carried

Treasurers Report*:

David reported the following balances and submitted a revised balance sheet, income statement & reserve statement 01/31/2026 *see attached which is also available on our web page.

Checking acct

7015 \$954,230.24

5284 5,338.99

7550 179,227.33

0804 360,871.51

0812 6.97

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

Committee Reports:

Blue Book Rules and Regulations: Bill reported that the committee is awaiting for input from the Board.

Contracts no report

Election*: Ivan presented his reports. 2nd notice has been distributed, there are 6 candidates running for 4 positions of Director at Large, 2 Directors submitted their names for Director in Building 4 and 2 candidates for Alternate Director in building # 7. Election will take place on February 10, 2026

Grounds/Landscaping: Project is progressing

Insurance: Scott is in the process of having an inspection of our sewer lines which could save us money.

Specifications: no report

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Neighborhood watch: no report

Sales & Rentals: David reported 2 rentals in January

Social Committee*: Tina reported a balance of \$6, 027 and gave a report on upcoming events.

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

Prior Business:

Patios – remain on agenda contact Attorney

Parking – remain on agenda contact Attorney

Property Maintenance Repairs/ General Projects

Scott reported we are doing day to days tasks as we lost two employees, we are in the process of hiring another employee.

Landscape/ Plants update: Work being done to complete this project.

Rules & Regulations update: remain on agenda waiting on opinions from Attorney

Fire Pit Rules: Wally working on providing keys to Directors.

Clubhouse Windows: Scott working with contractors.

Electric project update- replacement of electric to pool/tiki/shuffleboard courts/BBQ

Scott is meeting with contractor.

Roof project update: Scott working on 5 bids

Poo Prints update: Discussion centered on the need for a Board approved policy with pre-established fines for violations.

Records Request Status Update: remove from agenda

Trenchless Piping: Scott is working on bids

Consent Forms: Working with Attorney

Handy and Fast Status Update: In litigation

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Update Rental and Interview Packet: David is in the process of updating our packages

Hire per diem Media Consultant: Still working on this

New Business

Locking of Clubhouse: This item has been sent to attorney.

Letter from Bill Schaffer resigning from the Blue Book committee accepted.

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

Next Board Meeting March 10, 2026

Adjournment

A motion to adjourn the meeting was made by Dave Davison 2nd by Wally Maire. Motion carried

Meeting adjourned at 8:34pm

Cathy Sweeney
Secretary