

CONDOMINIUMS at PARADISE SHORES
1ST Meeting New Board
Feb. 10, 2026 APPROVED 3/10/2026

Cathy Sweeney opened the meeting at 9:16 pm with a roll call: Tracy Moore, Jeff Morgan, Cathy Sweeney, Max Stierwalt, Robert Raposa, Bruce Lawrie, Greg Miller, Nick Walker, Mark Morton, Wally Maire, David Davison, Denny Wabnitz, Nelson Anglero.

ELECTION OF OFFICERS: Louis Desantis asked for nominations

Nominations for President:

A motion to nominate Wally Maire for President was made by Cathy Sweeney 2nd by Denny Wabnitz.

Any other nominations for President 3 times.

Nomination accepted

A motion to close nominations for President was made by Tracy Moore, 2nd by Bruce Lawrie.

Motion carried

Nominations for Vice President:

A motion to nominate Tina Morrison for Vice President was made by Cathy Sweeney 2nd by Nick Walker.

Any other nominations for Vice President 3 times.

Nomination accepted

A motion to close nominations for Vice President made by Max Stierwalt 2nd by David Davison

Motion carried

Nominations for 1st Alternate Vice President:

A motion to nominate Bruce Lawrie 1st Vice President was made by David Davison, 2nd by Cathy Sweeney

Any other nominations for 1st Vice President 3 times.

Nomination accepted

A motion to close nominations for 1st Vice President made by Nick Walker, 2nd by Tracy Moore

Motion carried

Nominations for 2nd Alternate Vice President:

A motion to nominate Dennis Hans for 2nd, Vice President was made by Cathy Sweeney, 2nd by Nick Walker

Nomination accepted.

A motion to nominated Denny Wabnitz for 2nd Vice President was made by Wally Maire 2nd by Nelson Angerlo. Nomination accepted.

Any other nominations for 2nd Vice President 3 times.

Dennis Hans withdrew his name for the position. Denny Wabnitz is 2nd Vice President.

A motion to close nominations for 2nd Vice President was made by Tracy Moore 2nd by Nick Walker

Motion carried.

Nominations for Secretary:

A motion to nominate Cathy Sweeney for Secretary was made by Wally Maire, 2nd by David Davison.

Any other nominations for Secretary 3 times.

Nomination accepted

A motion to close nomination for Secretary was made by Tracy Moore, 2nd by Nick Walker. Motion carried.

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Nominations for 1st Assistant Secretary:

A motion to nominate Ivan Schreur for 1st Assistant Secretary was made by Cathy Sweeney 2nd by David Davison

Any other nominations for 1st Assistant Secretary 3 times.

Nomination accepted

A motion to close nomination for 1st Assistant Secretary was made by Bruce Lawrie 2nd by Tracy Moore
Motion carried.

Nomination for Treasurer:

A motion to nominate Dave Davison for Treasurer was made by Bruce Lawrie 2nd by Tracy Moore.

Any other nominations for Treasurer 3 times.

Nomination Accepted.

A motion to close nomination for Treasurer was made by Tracy Moore 2nd.by Nick Walker. Motion carried

Nomination for Assistant Treasurer:

A motion to nominate Greg Miller for Assistant Treasurer was made by David Davison 2nd by Tracy Moore

Any other nominations for Assistant Treasurer 3 times

Nomination accepted

A motion to close nominations for Assistant Treasurer was made Nick Walker, 2nd by Bruce Lawrie
Motion carried.

ELECTED OFFICERS FOR 2026-2027

President:	Wally Maire
Vice President:	Tina Morrison
1st Alt. Vice President:	Bruce Lawrie
2nd Alt. Vice President:	Denny Wabnitz
Secretary:	Cathy Sweeney
1st Assistant Secretary:	Ivan Schreur
Treasurer:	David Davidson
Assistant Treasurer:	Greg Miller

Louis Desantis conducted the swearing in of President:

I, Wally Maire a duly elected Director of Paradise Shores do solemnly swear that I will work to uphold the documents and policies of Paradise Shores to the best of my abilities, and I will faithfully discharge my fiduciary responsibilities to our association's members so help me God.

reminder of Compliance course enacted (July 2024) rules by FS718 that require New Directors take a 4-hour compliance course, and Directors re-elected, and have their compliance, just a 1-hour refresher course. **See FS718.112 excerpt on compliance below.**

Date of next Board meeting March 10, 2026 7:30 pm

A motion to adjourn the meeting was made by Nick Walker 2nd by Tracy Moore

Motion carried.

Meeting adjourned at 9:53 pm

Cathy Sweeney

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Secretary

Excerpt from FS718.112:

b. A director of a board of an association of a residential condominium shall: (I) Certify in writing to the secretary of the association that he or she has read the association's declaration of condominium, articles of incorporation, bylaws, and current written policies; that he or she will work to uphold such documents and policies to the best of his or her ability; and that he or she will faithfully discharge his or her fiduciary responsibility to the association's members. (II) Submit to the secretary of the association a certificate of having satisfactorily completed the educational curriculum administered by the division or a division-approved condominium education provider. The educational curriculum must be at least 4 hours long and include instruction on milestone inspections, structural integrity reserve studies, elections, recordkeeping, financial literacy and transparency, levying of fines, and notice and meeting requirements.