

Condominiums at Paradise Shores Inc.
Board of Directors Meeting – Clubhouse
March 10, 2026 - 7:30PM
DRAFT rev 2

Call to Order: President Wally Maire

Quorum Determination / Proof of Notice

Roll call: Secretary Cathy Sweeney

Tracy Moore, Jeff Morgan, Tony *Todorov*, Cathy Sweeney, Max Stierwalt, Robert Raposa, Tina Morrison, Mark Morton

Directors at Large-Wally Maire, Denny Wabnitz, Nelson Anglero, David Davison

Officer / Committee Reports: This is to report committee meeting minutes written reports should be given to the Secretary before or at least at the end of the meeting.

Treasurers Report*:

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

Checking acct

7015 \$994,681.58

5284 1,268.36

7550 179,341.48

0804 210,873.25

0812 6.97

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

Blue Book Rules and Regulations: no committee meeting see below

Roof Contracts: A meeting was held today, we have 3 bids for roofs on building 6 & 11 that are being refined.

Election*: Ivan reported that we had a successful Election, he thanked his committee and all who took time to vote. His report is attached to the official minutes in the office.

Grounds/Landscaping: Mark reported that 3 trees were damaged by the cold, trees were trimmed, stumps were ground, Finishing of rock around buildings, work in progress on our irrigation system.

Insurance: moved to New Business

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Maintenance: Meeting held to discuss moving forward.

Specifications: no report

Neighborhood watch: no report

Sales & Rentals: David reported we had 3 rentals.

Social Committee*: Tina reported upcoming functions on March 17th and 27th. Please continue to support your social committee.

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

Approval of Prior Minutes

2026 02 03 Board Meeting minutes Draft

A motion to approve the minutes as distributed was made by Davis Davison 2nd by Wally Maire.
Motion carried

2026 02 10 First Meeting of New Board Draft

A motion to approve the minutes as distributed was made by David Davison 2nd by Tina Morrison.

Motion carried

2026 03 03 Storm Damage Repair Funding Board Meeting minutes draft

A motion to approve the minutes as distributed was made by David Davison 2nd by Nelson Angelero.

Motion carried

2026 03 03 Closed Meeting Litigation Board Meeting minutes draft

A motion to approve the minutes as distributed was made by Tina Morrison 2nd by Tracy Moore.
Motion carried

Prior Business:

Patios: remain on agenda

Handy & Fast: There is a judgement against them. A motion *was made* to send this to our Attorney and to cancel our contract with Attorney Parlow. Motion made by Wally Maire Motion carried

Parking update Property Maintenance/Repairs/General Projects. No report

Landscape / plants update: Wally stated that we are working on updating our irrigation system.

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Rules & Regulations update

Waiting on copy of rules sent to Steve Metzger for review.

Fire Pit Rules: Copy of the form to reserve your time is available at the office.

Clubhouse Windows update: Scott reported that he is obtaining a re quote and a Special meeting will be held to approve a contract to replace windows.

Electric project update: Scott reporter that due to some issue with the pool lighting he will be moving forward with this in 2 phases, the BBQ Pit *and Tiki Hut followed by* the lighting by the pool.

Roof project update: Buildings 6 & 11 are the next two buildings to get a new roof.

PooPrints update: Work is in process to move forward with this, a committee was formed, and a meeting will be held.

Records Request Status Update: no report

Trenchless Piping: no report

Consent Forms: no report

Update Rental and Interview Packet: working is progressing with this project.

Locking of clubhouse: The system we have now is working

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

New Business

Appointment of Building Directors of Building 5 and 9

Appointment of Director of Building 5 is tabled as a resident from Building 5 is considering taking this position. This will be moved to the next Board Meeting.

A motion to approve the appointment of Wally Maire to Building Director of Building # 9 was made by David Davison 2nd by Tina Morrison. Motion carried. (Resident consent not required as Wally lives in building # 9.

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A motion to appoint Tracy Moore to Building Director of Building # 1 was made by Tina Morrison 2nd by David Davison Motion carried. Tracy relinquished her Alt Director position of building # 1 so that position is vacant.

Alternate Directors will be appointed at a later meeting.
With the resignation of Wally as DAL that will leave one DAL position available.

Insurance premium contract

A motion by David Davison 2nd by Tina Morrison to approve the Insurance Hazard Insurance in the amount of \$399,978.00 ,with payment plan of \$136,187.00 and 7 equal payments of \$37,683.00. Motion carried
About an \$80,000 reduction from last year.

Tina spoke about our patio situation and Wally explained that the subject is in the hands of the Attorney.

Next Board Meeting April 14, 2026

Adjournment

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

Meeting adjourned at 8:35pm

Cathy Sweeney
Secretary