

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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 reported 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 2<sup>nd</sup> by Tina Morrison.  
Motion carried

Meeting adjourned at 8:35pm

**Cathy Sweeney**  
**Secretary**