

CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS MEETING- REC HALL and GOTO
APRIL 14, 2026: 8:00PM
DRAFT---MINUTES---DRAFT

1. Call to Order: President Wally Maire TIME: 8:00PM PM

Quorum Determination, Roll Call-Asst. Secretary: Tracy Moore, Jeff Morgan, Cathy Sweeney, Max Stierwalt, Patrica Griffin, Tina Morrison, Wally Maire, Greg Miller, Nick Walker, Mark Morton, Denny Wabnitz, Nelson Anglero, David Davison.

Proof of Notice: POSTED IN HALL & IN BREEZEWAYS & EMAILS SENT ON 4/10/2026, MEETING THE 48 HOUR REQUIREMENT FOR POSTING.

2. OFFICER/COMMITTEE REPORTS

*Treasurers Report: Louis DeSantis

Motion by: Denny Wabnitz, 2nd. by. Nick Walker. Motion Carried

Committee Reports : See Committee List. Chairperson must submit a written report to have details included in the Minutes.

Blue Book: Back and forth with Attorney on Rules and Procedures.

Contracts: No Report

Election Committee: Completed, and remove from Agenda.

Grounds/Landscape Committee: Wally Maire Verbal only.

Insurance Committee: Substantial Decrease, Monthly Payments with minimal interest.

Maintenance Committee: Wally Maire Verbal only.

Specifications: Wally Maire: 1 Storm Door 9-12

Neighborhood Watch: No Report

Sales & Rentals: 1 Sale, 1 Rental. By: Dave Davison.

**Social Committee: Sonja read Thank You Letter from Elks, attached. Cindy Sturch presented Social calendar, attached.

Motion to approve all Committee Reports made by: Wally Maire 2nd by Tracy Moore. Motion carried.

3. Approval of 2026 03 10 regular meeting minutes as distributed:

Motion made by: Wally Maire, 2nd. By: Patrica Griffin.

Motion carried.

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4. Prior Business:

- a. Patios: remain on agenda
- b. Handy & Fast: remain on agenda
- c. Parking ---Remains on the Agenda
- d. Property Maintenance/Repairs: Project Update
- e. Landscape/Plants Update: Verbal only.
- f. Rules and Regulations Update: See Committee report
- g. Electric project update: Still working with contractor.
- h. PooPrints update: No Report.
- i. Trenchless Piping: Presentation by Chris Baker, Blueworks Trenchless Piping
- j. Consent Forms: Need these to receive emails.
- k. Rental and Owner Interview Packet updated

5. Member Forum

Member questions were asked and answered during the presentations.

6. New Business:

a. Clubhouse Windows:

Motion to rescind prior approved motion for NTE of \$35,000 for Clubhouse windows made in 1/13/2026 made by: Tracy Moore, 2nd. By: Denny Wabnitz.

Motion carried.

*Motion to approve Bay Glass & Windows for a NTE of \$40,000.00 made by: Denny Wabnitz 2nd by: Patrica Griffin.

Motion Carried.

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b. *Roofing Project:

Motion to approve TRUST ROOFING to re-roof buildings #6 & #11 for an NTE for \$575,000 made by: Denny Wabnitz, 2nd by: Tracy Moore. Spreadsheet attached.

Motion carried.

c. Prior Motions not Implemented:

2 Parking restriction motions were passed in 2022 but never distributed or implemented, and need to be rescinded in favor of more recent rules to be proposed by the Blue Book Committee.

Motion to rescind 2 prior motions made and approved in 2022 04 12 and 2022 11 08 made by: Tracy Moore, 2nd. By: Nelson Anglero.

Motion carried.

d. *IT Hire:

Motion made by: Nelson Anglero, 2nd. By: Tracy Moore. to hire the IT Contractor, Joshua Wallace per the proposal presented herein.

Motion Carried.

e. *Fitness Room:

Motion made to add a fitness facility to the existing game room (pool room) by Nelson Anglero, 2nd. By: Patrica Gridfin.

Motion Carried.

f. Appointment of Building Directors and Directors at Large:

Appointment of Building Directors for Building #5 and Director at Large were made as follows

Building #5: Marjorie Torres was appointed by Wally Maire, 2nd, by: Mark Morton.

Motion Carried.

*Denotes attachments included with official copy only.

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Director at Large, James Turgeon was appointed by: Wally Maire 2nd. By: Denny Wabnitz.

Motion Carried.

Motion to adjourn made by: Tracy Moore, 2nd by: Nick Walker.

Motion carried.

Meeting adjourned at: 9:20PM.

Ivan Schreur, Assistant Secretary

SPECIAL NOTICE:

There were several complaints of **not being heard**, both by the remote audience owners (12) and those owners in attendance.

It is imperative that when either audience members or Directors speak, they always **use their microphones!** When using the microphones, remember to speak clearly and be close to the microphone head so your voice can be picked up by the mic., and transmitted thru our wall speakers, and to the remote attendees. It is especially frustrating for the remote attendees to be excluded from these conversations.

For the remote members, please remember to mute your microphone when not speaking. We had several occasions of hearing a lot of background noise feeding back into the clubhouse speakers.

These reminders will make our audio/visual meetings go much smoother, less frustrating, and more enjoyable for all. This reminder of operating protocols are true regardless of which software we use, GO TO, TEAMS, or ZOOM.

Thanks for your cooperation,

Ivan Schreur