

**CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
APRIL 14, 2026, 7:00PM
MINUTES APPROVED @ 5/12/2026 MEETING**

Call to Order: President Wally Maire

TIME: 7:00 PM

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

*Resignation letter from Tony Todorov received 4/14/2026.

Proof of Notice: Ass't. Secretary: POSTED IN HALL & USPS MAIL & EMAILS SENT ON 3/31/2026. AS REQUIRED 14 DAY NOTICE FOR SPECIAL ASSESMENTS.

1. New Business: Consideration for the allocation of Special Assessment surplus funds for repairs related to storm damage.

Motion: Allocate the Special Assessment surplus funds for repairs related to storm damage per approved Option 5 at BOD meeting of 3/3/2026.

Motion made by: Max Stierwalt, 2nd. By: Tracy Moore.

Much discussion ensued.

*Bill Schaffer submitted a memo, attached, which highlights FS718 regarding disbursement of excess funds

Many directors and residents were advocating replacing the approved motion from the 3/3/2026 meeting, Option 5, with a plan to have a new Special Assessment to cover the storm damage. Then use the excess funds for the upcoming Roofing Project.

This Option 5 from the 3/3/2026 BOD Meeting is repeated here in italics, and underlined.

OPTION 5: 2026 03 03 BOD MINUTES

ASSOCIATION ABSORB COST WITH RE-ALLOCATION OF ASSESSMENT FUNDS

See attached summary for the total storm damage repair cost of \$337,418.93

Option 5 was submitted as a motion by Dave Davison, 2nd by Bruce Lawrie.

Vote on option 5 was:

Aye: 12

No: 1 by Dennis Wabnitz.

**CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
APRIL 14, 2026, 7:00PM
MINUTES APPROVED @ 5/12/2026 MEETING**

Motion carried.

Vote on Motion: No vote was taken as Wally Maire **tabled** the motion. He will turn this over to our attorney for clarification on how to proceed with a proper motion to disburse the excess Special Assessment funds that meets FS718 statutes. This may require the Board to rescind the motion that approved Option 5, if that does not comply with FS718.

2. Motion to adjourn by: Tracy Moore, 2nd. By: Jeff Morgan.

Motion carried. Meeting adjourned at 7:45PM.

Assistant Secretary: Ivan Schreur