

CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS REGULAR MEETING MINUTES
MAY 12, 2026: 7:30PM
DRAFT REV. 1.1 @ 5/27/2026

1. **Call to Order: President Wally Maire** TIME: 7:45 PM

***Quorum Determination, Roll Call attached.** Roll Call-Asst. Secretary, Ivan Schreur: Tracy Moore, Jeff Morgan, Cathy Sweeney, (R) Marjorie Torres, Max Stierwalt, Robert Raposa, Tina Morrison, Wally Maire, Bruce Lawrie, Greg Miller, Nick Walker, Mark Morton, Denny Wabnitz, Nelson Anglero, David Davison.

Also attending the meeting: Louis DeSantis, Property Manager, Joshua Wallace, IT Contractor, and Anne Hawthorne, Attorney (R). R = Remote.

Proof of Notice: Posted in hall, breezeways & e-mails sent on 5/8/26, meeting the 48 hr. requirement for posting regular meetings.

2. **MICROPHONE/MEETING PROTOCOLS:** As a courtesy to audience members and remote members, always use the microphones provided, speak clearly and distinctly, so all can hear both the questions and answers from whoever has the floor. Joshua Wallace made this announcement.
3. ***RESIGNATIONS:** Deb. Wabnitz has submitted her resignation as Alternate Director for building #12.

(NOTE. The following order of business was moved up so that Anne Hawthorn could be present for this item only, and then be excused from the meeting.)

8. NEW BUSINESS: Reallocation of unexpended funds (tabled from 4/14/2026 special meeting. Motion is that we use approximately \$337,418.93 in excess special assessment funds levied for a roofing project to pay for storm-related damages not covered by the Association's insurance. Motion made by: Wally Maire, 2nd. by: David Davison.

Motion passed, with 1 NO vote by Denny Wabnitz.

Legal opinion expressed by Anne Hawthorn. "These costs are for future assessments as per FS718."

(Anne excused herself, and left the meeting.)

****APPOINTMENT:**

Wally stated we have no Director for Building #3. Nelson Anglero nominated Scott Rasbach. When asked if he would serve, Scott agreed.

Wally asked for a vote. There was no second.

Nomination vote passed unanimously.

There was some limited discussion after the vote was taken.

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4. OFFICER/COMMITTEE REPORTS

*Treasurers Report: Dave Davison:

Motion made to accept by: Wally Maire 2nd. by. Bruce Lawrie.

Motion Carried

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

Blue Book No report.

Contracts: Grounds/Landscape Committee: Wally Maire and Mark Morton. Verbal Only. We are into a County wide watering ban for 1 day per week.

Insurance Committee: No report

Maintenance Committee: No report

Specifications: No report

Neighborhood Watch: No report

Sales & Rentals: None

*Tina reported a balance of \$11,419.93 in the Social Committee account.

Motion to approve all reports made by: Wally Maire, 2nd by David Davison.

Motion carried.

5. Prior Minutes Approval

a. Approval request of 2026 04 14 Special Meeting Minutes as distributed:

b. Approval request of 2026 04 14 Regular Meeting Minutes as distributed:

Motion to approve both minutes made by: Wally Maire, 2nd. By: David Davison.

Motion carried.

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6. Prior Business:

- a. Patios: remain on agenda.
- b. Handy & Fast: remain on agenda.
- c. Parking Update: remain on the agenda.
- d. Property Maintenance/Repairs/General Project Update. Remain on the agenda.
- e. Landscape/Plants Update: Reported under Committee.
- f. Rules and Regulations Update. Remain with Blue Book Committee.
- g. Electric project update. Verbal report only.
- h. PooPrints update. No report.

***i. Trenchless Piping:** We have a quote from Blue Works for Building #8 for \$130,000.00 to line the vent stacks, and \$56,535.00 to line the main sewer line.

Motion made by Wally Maire for a Not to Exceed amounts of \$134,000.00 to line the vent stacks in #8, and \$60,000.00 to line its main sewer line. Second, by Mark Morton.

Motion carried.

- j. Consent Forms. Need these from members to receive official emails.
- k. Rental and Owner Interview Packet update. No report.
- l. Fitness room progress update. Will need renovation of pool room to accommodate fitness equipment.
- m. Roofing Project update. Verbal report only.

7. Member Forum

Member questions were asked and answered during the presentations.

Motion for adjournment made by Tina Morrison, seconded by David Davison.

Motion carried.

Meeting adjourned at: 8:30PM.

Ivan Schreur, Assistant Secretary

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****NOTE:** After the meeting was adjourned, it was determined that proper procedure was not followed for Scott Rasbach's appointment. It was not on the Agenda, and there was no 2nd. for his nomination.

His appointment has been rescinded, and he is not eligible to serve at this time. The October 13th meeting Agenda will include the following line item: Nominations to appoint a Director for Building #3.