CONDOMINIUMS AT PARADISE SHORES. INC.
Board Of Directors Special Meeting Minutes
Foreclosure Matter/Director #3 Appointment
June 16, 2026 -11:00AM
APPROVED AT 8/11/2026 BOD MEETING

1a. **Call to Order:** Vice President Tina Morrison called the meeting to order at 11:00AM

1b. **Quorum Determination**, Roll Call: Asst. Secretary, Ivan Schreur

Tracy Moore, Jeff Morgan, Cathy Sweeney-R, Marjorie Torres, Max Stierwalt, Robert Raposa, Tina Morrison, Wally Maire-R, Bruce Lawrie, Denny Wabnitz, Nelson Anglero-R, David Davison.

12 Directors present,(-R denotes Remote attendance), therefore a Quorum was established.

Louis DeSantis, Property Manager, and Joshua Wallace, IT Manager, were also in attendance.

1c. **Proof of Notice**: Agenda Notices were emailed to all Directors, and posted on official BOD Notices bulletin board in hallway by June 10, 2026, meeting the 5 day advance notice for a Special Meeting.

2. **Officer Committee Reports**: Deferred.

3. **Approval of Prior Minutes**: Deferred.

4. **Prior Business:** Deferred.

5. **Member Forum:** Members are allowed 5 minutes to make comments of Agenda Items only. No Q&A.

6. **New Business:**

6a. **Collections Matter:** David Davison made the following motion regarding the foreclosure matter for Unit 16, Building #2.

I David Davison make the following motion: I make a motion to notify legal counsel to proceed with collections process on unit 2-16, including but not limited to lien foreclosure and lien extension to be filed on or before 6/30/2026. Motion was 2nd. by Bruce Lawrie.

Discussion? None.

Vote: Aye, unanimously.
Motion Carried. Dave or Louis to notify our attorney accordingly.

6b. **Building #3 Director Vacancy:**

The nomination of Anthony Todorov for building #3 Director was made by:Dave Davison, 2nd. by:

Tracsy Moore. Anthony would accept if voted in.

Any other nominations? Repeated 3 times.

The nomination of Scott Rasbach was made by Robert Raposa, 2nd, by Denny Wabnitz.
Scott will accept if voted in.

Note: Anyone approved for building director of which he/she is not a resident must obtain the consent of a majority of those residents from that building. Thus, this approval is contingent on obtaining consent of a majority of those residents from that building.

A roll call vote was taken to determine the winning Director.

Anthony Todorov votes: Tracey Moore, Jeff Morgan, Cathy Sweeney, Marjorie Torres, Max Stierwalt, Bruce Lawrie, David Davison. 7 Total Votes

Scott Rasbach votes: Robert Raposa, Tina Morrison, Wally Maire, Denny Wabnitz, Nelson Anglero.
5 Total Votes.

Anthony Todorov was elected with 7 of the 12 votes cast.

Secretary's Comments---Compliance Requirements:

All newly elected Directors at the Feb. 10th. general election need to have both forms of compliance completed and the certifications delivered to the Secretary by May 13th, or they are not eligible to serve until they complete their compliance requirements.

All Directors appointed after the Feb. 10th. general election will need their compliance forms completed and the certifications returned to the office within 90 days of their appointment in order to be eligible to serve.

Certification status will be sent out to all directors showing those who still need to fulfill their compliance requirements.

A motion to adjourn the meeting was made by David Davison, 2nd by Max. Stierwalt.

Motion carried.

Meeting adjourned at 11:35 AM.

Asst. Secretary: Ivan Schreur.