CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS MEETING- REC HALL and GOTO
AUG. 11, 2026: 7:30PM
MEETING MINUTES APPROVED 10/13/2026

1. Call to Order: Vice President Tina Morrison TIME: 7:30 PM

***Quorum Determination, attached.** Roll Call-Asst. Secretary, Ivan Schreur:

Tracy Moore, Jeff Morgan, Anthony Todorov, Cathy Sweeney, Marjorie Torres, Max Stierwalt, Robert Raposa, Tina Morrison, Wally Maire, Greg Miller, Nick Walker, Mark Morton, Denny Wabnitz, Nelson Anglero, David Davison.

Proof of Notice: Posted in hall, breezeways & e-mails sent all Directors on 8/6/26, meeting the 48 hr. requirement for posting regular meetings.

2. OFFICER/COMMITTEE REPORTS

*Treasurers Report: Dave Davison:

*Audit 2025 Report: Dave Davison.

Motion to approve both made by: Wally Maire, 2nd by: Tracy Moore. Motion Carried.

Committee Reports : See Committee List. Chairperson must submit a summary written report to Secretary to have details included in the Minutes. NR = No Report

Blue Book: Dave Davison.
Contracts: NR
Grounds/Landscape: Verbal Only
Insurance Committee: NR
Maintenance Committee: New maintenance hire is Robert (Bobby) Haouk. New keypad installed at main entrance handicap door, and push pads installed to release locked handicap entrance doors from inside building.
Specifications NR
Neighborhood Watch: NR
Sales & Rentals: No new sales, but 2 rentals.
Social Committee: All upcoming events are posted in breezeways.

Motion to approve all the above Committee Reports
Motion to approve all made by: Dave Davison, 2nd by Nick Walker. Motion carried.

3. Approval of Prior Minutes

3a. Approval of 2026 05 12 Regular Meeting Minutes as distributed:

3b. Approval of 2026 06 16 Special Meeting Minutes as distributed:

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Motion to approve both minutes made by: Dave Davison, 2nd. By: Nick Walker.

Motion carried.

4. Prior Business:

a. Patios: remain on agenda

b. Handy & Fast: remain on agenda

c. Fitness Room Update: remain on agenda. Room remains open during changeover.

d. Rules and Regulations Update given at Blue Book Committee Report.

e. Parking Update. Will be part of Rules & Regulations revisions.

f. Property Maintenance/Repairs/General Project Update. Covered in Committee report.

g. Landscape/Plants Update Verbal only.

h. Electric project update Verbal only.

i. PooPrints update. Part on Rules and Regulations revisions.

j. Trenchless Piping. Will start Building #8 on 9/9/2026.

k. Update Rental and Owner Interview Packets. Working on these.

l. Roofing Project update. Approximately 90%completed with #6 and #11.

m. Clubhouse Window Project. Completed. Remove from agenda.

5. Member Forum

Member questions were asked and answered during the presentations.

6. New Business: Painting of Buildings

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BUILDING PAINT COLOR SCHEME SELECTION PROCESS

THE SELECTION PROCESS TO DETERMINE WHICH PAINT SCHEME USED WILL BE A SIMPLE MAJORITY VOTE BY THE OWNERS.
FINAL VOTING DETAILS TO BE ESTABLISHED.

SCHEME 1: LIGHT BLUE BODY, DARKER BLUE TRIM.

SCHEME 2: LIGHT BEIGE BODY, DARKER BEIGE TRIM.

A SIMPLE MAJORITY WILL DETERMINE COLOR SCHEME 1 VS 2 WINNER.

ELECTION TO APPROVE CHANGING THE BUILDING COLOR SCHEME.

THIS IS A MATERIAL ALTERATION, AND REQUIRES A 75% APPROVAL.

IF THE VOTE DOES NOT OBTAIN A 75% APPROVAL FOR A COLOR CHANGE,

THE BUILDING COLORS REMAIN UNCHANGED.

THIS WILL NOT BE A MATERIAL ALTERATION, SO A VOTE IS NOT REQUIRED.

AUDIENCE DISCUSSION OF THE BUILDING COLOR SCHEMES:

There was much audience participation for the color change.

No consensus at this time.

7. Adjournment

Motion to adjourn was made by: Dave Davison, 2nd. by: Tina Morrison.

Motion Carried.

Meeting Adjourned at: 8:50 PM

Ivan Schreur, Assistant Secretary

The meeting was conducted via video conference as noticed. The Association attempted to record the meeting; however, due to a technical failure, the recording was not successfully created/saved. The Association has retained all other available records relating to the meeting, including the meeting notice, agenda, attendance information, and minutes.