CONDOMINIUMS AT PARADISE SHORES. INC.
Board Of Directors Special Meeting Minutes
OPEN DISCUSSION, REPORTS or PRESENTATIONS ON 3 ISSUES
BUILDING PAINTING/IT SERVICES/MAINTENANCE ISSUES
August 24, 2026 -11:00AM
MEETING MINUTES <u>APPROVED 10/13/2026</u>

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 using Certified Roll Call List

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

Secretary's Comments: Certification Status: All Directors have completed their Compliance requirements and are eligible to serve at this meeting.

Louis DeSantis, our manager, and Josh Wallace, IT Contractor, were in attendance.

1c. **Proof of Notice**: Agenda Notices were emailed to all Directors, and posted on official BOD Notices bulletin board in hallway by 8/19, 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: Reports and presentations:** Wally changed the order of the Prior Business items at the beginning of the meeting. They are listed here in their original agenda order.

***Signifies a report is attached to master copy of minutes.**

4a. **Painting of Buildings: Options & Discussions:** There were many paint colors and application options discussed. It was decided by popular acclimation to defer this to a Paint Committee for a future report. The Paint Committee membership was revised to the following:

<u>Paint Committee</u>
Marjorie Torres: Co-chair
Anthony Todorov: Co-chair
Liz. Weinschenk
Susan Russon
Robert Raposa

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4b. IT Services Proposal/Presentation:

Joshua set up a visual presentation for his proposal to bring our Business Operations into a new Digital Platform era. Due to intermittent disconnections from the internet by Spectrum, the GOTO remote access was interrupted and became chaotic for our remote attendees. Therefore, the meeting was adjourned.

*Attached is a hard copy of the Power Point presentation. This will be presented by Joshua at a later BOD Meeting.

4c. Long Term Maintenance Report:

Below is his written report of the updates to the various maintenance items.

***Wally's Maintenance Report:**

1. Waterlines- this is in the process of amending our docs that incidental damage from a water leak will be the responsibility of the owner or their insurance.
2. Cast iron lines- we have a contract with Blues Works starting on Sept 8th on bldg.#8
3. Fire alarms- PS does have a contractor who can repair our system if needed. Also, the system has been grandfathered in by the Fire Dept
4. Pavement sealing has been completed
5. Banisters and railings to be painted the same time as the builds
6. Windows- windows belong to the owners and we can't force anyone to install new windows. We can come up with something to the effect that when you sell your windows have to be up to code
7. Gas lines- at this time we'll repair gas lines as needed. However, the regulators that feed each unit need to be replaced.
8. Wiring- the aluminum wiring is a fire hazard we had a fire last year in bldg.#8. Some owners have upgraded their units to all copper. BUT aluminum wiring is still up to code
9. Engineer's report on buildings 1-2-4. We have a second engineer's report. What will happen is we will do repairs and as we go, we'll find out exactly the ones that need replaced.

Wally discussed the deteriorating conditions of buildings 1-2-4. The full *Beryl Engineering and *Karins Engineering reports on theses 3 buildings are to be posted on the website, under Contracts in the secure Homeowners section. Just the summary of these reports are attached to this emailed minutes.

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5. **Member Forum:**

Members were encouraged to voice their opinion for the paint selection options, and schemes .There was much discussion on paint colors, and paint schemes. With no clear consensus on either the colors or schemes, it was decided to refer this back to the Paint Committee, and add more members to the committee.

The new Paint Committee is as follows:

<u>Paint Committee</u>
Marjorie Torres: Co-chair

Anthony Todorov: Co-chair

Liz. Weinschenk

Susan Russon

Robert Raposa

6. **New Business: Deferred**

A motion to adjourn the meeting was made by Wally Maire, 2nd by: Dave Davison.

Motion carried.

Meeting adjourned at 11:55 AM._Asst. Secretary: Ivan Schreur.

- Denotes reports attached to the official minutes kept in the office.