

CONDOMINIUMS AT PARADISE SHORES, INC.

NOTICE OF BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN that the Board of Directors of Condominiums at Paradise Shores is calling a meeting as follows:

Date: Tuesday, October 13, 2026
Time: 7:30 p.m.
Place: Clubhouse Auditorium
5230 81st St N, St Petersburg FL 33709
Or
VIDEOCONFERENCE
Oct 13, 2026, 7:30 – 9:00 PM (America/New_York)
Please join the meeting from your computer, tablet or smartphone:
<https://meet.goto.com/141825949>
You can also dial in using your phone:
Access Code - 141-825-949; Call-in Number – +1 (224) 501-3412
Get the app now and be ready for the meeting: <https://meet.goto.com/install>

Agenda:

1. Call to Order / Quorum Determination / Proof of Notice
2. Officer / Committee Reports
 - a. Treasurer, Blue book, Contracts, Grounds, Insurance, Landscape, Maintenance, Specifications, Neighborhood watch, Sales & Rentals, Social
3. Approval of Prior Minutes
 - a. 2026 08 11 regular meeting minutes
 - b. 2026 08 24 special meeting minutes
4. Prior Business
 - a. Patios – remains on agenda
 - b. Handy & Fast – remains on agenda
 - c. Fitness room request – remains on agenda
 - d. Rules & Regulations
 - e. Parking update
 - f. Property Maintenance/Repairs/General Projects
 - g. Landscape/plants update
 - h. Electric project update
 - i. PooPrints update
 - j. Trenchless Piping
 - k. Update Rental and Interview Packet
 - l. Roofing Project
 - m. Painting of Buildings
 - n. IT Services
5. Member Forum
6. New Business
 - a. Board resolution
 - Water intrusion, property damage, remediation policy*
 - b. Posting of Meetings
 - c. Charters for committees
7. Adjournment

By: Board of Directors, Condominiums at Paradise Shores, Inc.

Posted: Friday, October 9, 2026

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

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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BOARD OF DIRECTORS MEETING- REC HALL and GOTO
AUG. 11, 2026: 7:30PM
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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.

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6. New Business:

a. Painting of Buildings

BUILDING PAINT COLOR SCHEME VOTING PROCESS

ALL VOTING TO BE DONE BY PROXY BALLOTS TO ENSURE ONE VOTE/UNIT.

A 2 STAGE VOTE PROCESS IS REQUIRED TO SELECT A FINAL PAINT SCHEME

SCHEME 1: LIGHT BLUE BODY, DARKER BLUE TRIM.

SCHEME 2: LIGHT BEIGE BODY, DARKER BEIGE TRIM.

SCHEME 3: NO CHANGE FROM CURRENT COLORS.

STAGE 1 VOTE: SELECT BETWEEN SCHEME 1 AND SCHEME 2.

A SIMPLE MAJORITY DETERMINES COLOR SCHEME 1 VS 2 WINNER.

STAGE 2 VOTE: ELECTION TO APPROVE CHANGING BUILDING COLORS TO STAGE 1

WINNING 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 IS NOT A MATERIAL ALTERATION, SO IT DOES NOT REQUIRE A VOTE.

>Discuss Color Change

Much audience participation for the color change. No consensus at this time.

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BOARD OF DIRECTORS MEETING- REC HALL and GOTO
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DRAFT MEETING MINUTES DRAFT**

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

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
DRAFT---DRAFT---DRAFT

- 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:

Paint Committee

Marjorie Torres: Co-chair
Anthony Todorov: Co-chair
Liz. Weinschenk
Susan Russon
Robert Raposa

CONDOMINIUMS AT PARADISE SHORES. INC.
Board Of Directors Special Meeting Minutes
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DRAFT---DRAFT---DRAFT

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 these 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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DRAFT---DRAFT---DRAFT

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:

Paint Committee

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.

CONDOMINIUMS AT PARADISE SHORES, INC.

BOARD RESOLUTION

Water Intrusion, Property Damage, and Remediation Policy

WHEREAS, the Board of Directors desires to establish consistent procedures for addressing water intrusion, plumbing leaks, HVAC condensate backups, and other incidents resulting in damage to condominium units or Association property; and

WHEREAS, the Association and individual unit owners have separate maintenance, repair, and replacement responsibilities under the Declaration of Condominium and applicable Florida law;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby adopts the following policy:

1. Owner Responsibilities

Upon discovering water intrusion, a leak, or other property damage, unit owners shall promptly:

- Take reasonable steps to stop or minimize the source of damage, including shutting off the affected water supply when appropriate and safe.
- Notify Association management of the incident.
- Contact a qualified professional when necessary.
- Promptly notify their individual insurance carrier of any damage or potential claim. Unit owners are strongly encouraged to report such incidents to their insurance carrier as soon as reasonably possible, regardless of whether responsibility for the damage has been determined.
- Arrange for necessary water extraction, drying, removal of damaged materials, cleaning, sanitizing, and other remediation through a qualified vendor of their choosing.

As a general policy, the unit owner is responsible for arranging remediation within the unit, regardless of whether the source of the damage involves an Association-maintained component.

2. Association Responsibilities

The Association's initial response will generally be limited to documenting the incident, investigating the apparent source, coordinating access, arranging repairs to Association-maintained components, and taking emergency action when warranted.

The Association is not ordinarily responsible for hiring a remediation contractor to perform comprehensive remediation within individual units.

When the source of damage involves an Association-maintained component, the Association shall arrange for necessary repairs to that component and fulfill its other obligations under the governing documents and applicable law.

3. Allocation of Remediation and Repair Costs

Responsibility for remediation and repair expenses shall be determined in accordance with the Association's governing documents and applicable Florida law.

When remediation involves both Association-responsible and owner-responsible components, the work should be coordinated whenever practical, with the contractor requested to separately itemize the respective expenses.

The Association shall be responsible for its required portion of the work, and the owner shall be responsible for the owner's portion.

The fact that damage originates from an Association-maintained component does not automatically make the Association responsible for all resulting damage within a unit.

The Association does not interpret individual unit owner insurance policies or make coverage determinations on behalf of insurance carriers. Each unit owner is responsible for communicating directly with their insurance carrier regarding coverage, claims, deductibles, and other applicable policy requirements. The Association does not pay or reimburse unit owner insurance deductibles, except to the extent otherwise required by applicable law or the governing documents.

4. Incidental Damage

Pursuant to Paragraph 13.A.(3) of the Declaration, the Association remains responsible for incidental damage caused by the Association while performing its required maintenance, repair, or replacement work, as provided therein.

However, damage caused by the original leak or water intrusion, including damage to flooring, cabinets, or other owner-maintained components, shall not automatically be considered incidental damage resulting from Association maintenance activities.

5. Emergency Intervention

When immediate action is necessary to protect the building, common elements, or neighboring units, including circumstances where an owner is unavailable or fails to respond promptly, the Association may arrange emergency remediation as authorized by the governing documents and applicable law.

The Association's decision to arrange or assist with remediation shall not, by itself, constitute an assumption of financial responsibility for owner-responsible components or damages.

The Association reserves the right to seek reimbursement for owner-responsible expenses to the extent permitted by the governing documents and applicable law.

6. General Provisions

Owners shall cooperate with the Association and provide access when reasonably necessary and authorized.

The Association may provide contact information for remediation contractors; however, such information shall not constitute an endorsement or recommendation.

This policy does not modify or supersede the Declaration of Condominium, Bylaws, or applicable Florida law, which shall control in the event of any conflict.

Nothing in this resolution shall limit the Association's statutory obligations concerning insurance, reconstruction, repair, or replacement of condominium property under Section 718.111(11), Florida Statutes.

The Board authorizes management to distribute this policy to all owners and residents and make it available through the Association's established communication channels.

ADOPTION

This resolution was adopted by the Board of Directors of Condominiums at Paradise Shores, Inc., at a duly noticed Board meeting held on _____, 2026, and shall become effective upon adoption.

Vote: In Favor _____ Opposed _____ Abstained _____