REV 1.1 CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS MEETING- REC HALL and GOTO
Nov 10, 2026: 7:30PM
DRAFT--- MEETING MINUTES---DRAFT

1. **Call to Order: President Wally Maire** TIME: 7:30 PM
2. Roll Call-Secretary, Cathy Sweeney, Tracy Moore, Jeff Morgan, Anthony Todorov, Cathy Sweeney, Marjorie Torres, Max Stierwalt, Robert Raposa, Tina Morrison, Wally Maire, Bruce Lawrie, Greg Miller, Nick Walker, Mark Morton, Denny Wabnitz, Nelson Anglero, James Turgeon.

All officers/directors have met their Certification requirements and are eligible for the meeting.

Proof of Notice: Posted in hall, breezeways & e-mails sent on 11/06 26, meeting the 48-hr. requirement for posting regular meetings. The agenda was also posted on the website on 11/06/2026, meeting the 48-hour posting. requirement.

* Affidavit of notice and delivery of the 2027 proposed budget was completed on October 26th satisfying the 14-day notice requirement.

6. New Business:

2027 Proposed Budget: Moved to 1st item for vote.

A motion to open discussion, accept and approve the 2027 budget was made by Wally Maire 2nd by Greg Miller.

*There was much discussion on the proposed budget that was included in the November 06, 2026 distribution of the agenda. This discussion includes a report submitted from Maria Dominguez. See attached

A second motion for a roll call vote to approve the proposed 2027Annual Budget that was attached to the agenda package was made by Cathy Sweeney 2nd by Bruce Lawrie. Motion carried**.**

13 Yes: Tracy Moore, Jeff Morgan, Cathy Sweeney, Robert Raposa, Tina Morrison, Wally Maire, Bruce Lawrie, Gregory Miller, Nicholas Walker, Mark Morton, James Turgeon, Denny Wabnitz, Nelson Anglero
3 No: Tony Todoro, Marjorie Torres, Max Stierwalt.

2. OFFICER/COMMITTEE REPORTS

Treasurers Report: Cathy Sweeney read the following Balances as of November 09, 2026 as per the report from Treasurer David Davison.

Cogent *1020	$233,179.28	Cogent * 1038	$917,399.47
Cogent *1517	$527,792.18	Cogent *1582	$ 26,807.49
Chase Checking *5319	$ 1,000.00	Chase CD *9711	$254,311.09
Achieva Checking	$ 201.00	Achieva Savings	$ 49.00
Achieva CD *6700	$258,880.43	Fifth Third Bank CD *3297	$ 82,067.12
Fifth Third Bank CD *3270	$ 82,067.11	Fifth Third Bank CD *3262	$ 82,067.11

Motion to approve made by: Max Stierwalt 2nd. by Wabnitz. Motion Carried.

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

Blue Book: No report

Contracts: No report

*Grounds/Landscape: Wally reported rock is being cleaning and installing rock on building # 7.

He reminded owners of Policy Directive 00-2

1: All flowerbeds belonging to owners will be dismantled if the area is left unattended,

2: No owner can plant any shrubs, flowers, etc. without the express permission of the grounds committee.

3: All shrubs either in front of or at the rear (carport side) of the buildings will be trimmed at the window height for uniformity of the complex. Please follow these instructions.

Once the 2027 budget is in effect replacing trees lost in the storms will take place.

Insurance Committee: No report

Maintenance Committee: Wally reported a change in personnel and work is being done on the lighting at the Pool and Tiki Hut, this should completed next week. Next work will be done on the drain lines in Bldg. 7 & 11.

Specifications: No report

Neighborhood Watch: A reminder that we have persons entering our property so please be aware and report any incidents.
Sales & Rentals: No report

*Social Committee: Tina reported the Social Club purchased umbrellas for the pool, sink hose, items for Christmas basket raffle, and blinds for the Clubhouse. They have a balance of $10,170.07. She also presented the Calendar of events.

Motion to approve all the above Committee Reports made by: Tina Morrison 2nd by Jeff Morgan. Motion carried

3: Approval of Prior Minutes

Approval of 2026 10 13 Regular Meeting Minutes as distributed: A motion to approve the 2026 10 13 Regular Meeting Minutes was made by Max Stierwalt 2nd by Nick Walker, Motion carried

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4: Prior Business:

Consideration of agenda: Committee Charters. This item was tabled at the October 13th Board Meeting.

Wally distributed Committee Charters to all Board Members. He asked they review them and make any changes as these Charters will be brought up at the December meeting for approval. He thanked Bill Schaffer for all his work on this project. Committee Chairpersons will follow the rules of these charters, when new Committees are formed.

a. Patios: remain on the agenda. Wally reported that patios will be removed when a unit is sold and when it is necessary for work to be done on utilities.

b. Handy & Fast: A motion was made by Cathy Sweeney 2nd by Max Stierwalt to drop the collection. After much discussion about the $14,000 another motion to table this item was made by Wally Maire 2nd by Tracy Moore. More information will be available at the December meeting. Item tabled

c. Fitness Room Update: Work will be done on remodeling this area.

d. Rules and Regulations: Waiting for update from attorney

e. Parking Update: Waiting on update for attorney

f. Property Maintenance/Repairs/General Project Update: see report under Maintenance

g. Landscape/Plants Update: report under committee report

h. Electric project update: No report

i. PooPrints update: No report

j. Trenchless Piping (Blue Works Bldg. 8): Update next week

k. Update Rental and Owner Interview Packets: working on updates

l. Roofing Project update: Should have a completion date soon.

m. Painting of buildings: A presentation was made by Tony.

A motion was made by Wally 2nd by Tina to go with the scheme Blue/Green.

We now require a 75% vote of the owners to change the colors.

n. IT Services: remain on agenda

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5. Member Forum

Member questions were asked and answered at various times during the meeting.

7. Adjournment

Motion to adjourn was made by Wally Maire 2nd by Tina Morrison. Motion carried

Meeting Adjourned at 9:12pm

Cathy Sweeney

Secretary

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

See attached link to the meeting:
https://transcripts.gotomeeting.com/#/s/8f175414a15ac5639688b241844c35310e20333f289d728c228d688e86250c08