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, November 10, 2026**
Time: **7:30 p.m.**
Place: **Clubhouse Auditorium**
5230 81st St N, St Petersburg FL 33709
Or
VIDEOCONFERENCE
Nov 10, 2026, 7:30 – 9:00 PM (America/New_York)
Please join the meeting from your computer, tablet or smartphone:
https://meet.goto.com/736352765
You can also dial in using your phone:
Access Code - 736-352-765; Call-in Number – +1 (408) 650-3123
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, Parking, Painting**
3. **Approval of Prior Minutes**
   a. **2026 10 13 regular 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. **2027 Proposed Budget***
7. **Adjournment**

By: Board of Directors, Condominiums at Paradise Shores, Inc.
Posted: Friday, November 6, 2026

CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS MEETING- REC HALL and GOTO
OCT. 13, 2026: 7:30PM
DRAFT 1.0--- MEETING MINUTES---DRAFT 1.0

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, Bruce Lawrie, Greg Miller, Nick Walker, Mark Morton, Denny Wabnitz, Nelson Anglero, David Davison. James Turgeon.

All Directors are current on their compliance certificates as noted on the attached roll call form.

Proof of Notice: Posted in hall, breezeways & e-mails sent on 10/09/26, meeting the 48 hr. requirement for posting regular meetings. The Agenda was also posted on the website on 10/11/2026, meeting the 48 hour posting requirement.

2. OFFICER/COMMITTEE REPORTS

Treasurers Report: Dave Davison: Report submitted by Dave. Please find the bank balances as of October 12, 2026:

Cogent Operating 1020	$263241.35
Cogent Reserve 1038	$886084.99
Cogent Insurance 1517	$448683.47
Cogent SPA 1582	$ 26753.49

Motion to approve made by: Denny Wabnitz, 2nd. by Bruce Lawrie. Motion Carried.

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

NR means No Report given.

Blue Book: Dave Davison. Verbal only: draft has been submitted to legal.
Contracts: N R.
Grounds/Landscape: Mark Morton: Verbal only-audience applause for work accomplished.
*Wally Maire submitted a written Landscape report.

Dave Davison interrupted the Committee Reports to hand out advanced copies of the 2019 Proposed Budget, which he announced had been approved by the Budget Committee, to all 17 Directors present.

Insurance Committee: NR
Maintenance Committee: Wally Maire gave verbal report.

Specifications: NR.

Neighborhood Watch: Verbal only. Several owners stated that trespassers noted on South driveway. Teenagers jumping the fence at West end, and exiting on the East end fence.
Sales & Rentals: Dave Davison: 2 rentals, and 1 purchase by existing owners from same building.
*Social Committee: Tina Morrison submitted report. Also, due to an uptick in Covid 19, all Social activities for the balance of the week have been cancelled.
Motion to approve all the above Committee Reports made by: Wally Maire, 2nd by Dave Davison. Motion carried.

3. Approval of Prior Minutes

3a. Approval of 2026 08 11 Regular Meeting Minutes as distributed:

3b. Approval of 2026 08 24 Special Meeting Minutes as distributed:

Motion to approve both minutes made by: Dave Davison, 2nd. by: Tracey Moore.

Motion carried.

4. Prior Business: NR means No Report

a. Patios: remain on agenda: NR

b. Handy & Fast: remain on agenda: NR

c. Fitness Room Update: remain on agenda: NR

d. Rules and Regulations Update Dave Davison: Same as Committee Report above.

e. Parking Update: Included in d. above.

f. Property Maintenance/Repairs/General Project Update:

g. Landscape/Plants Update: Discussed in Committee Report

h. Electric project update: NR

i. PooPrints update: NR

j. Trenchless Piping: Waiting for permits.

k. Update Rental and Owner Interview Packets: Dave Davison; working on Owner Interview packet.

l. Roofing Project update: Discussion by Mark Morton to add penalty clause to contract for missing end date.

m. Painting of buildings; Several options shown on easel; much general discussion. Referred back to Paint Committee.

n. IT Services: Josh Wallace gave a Power Point slide presentation for 3 methods to bring us into FS718 mandates for new technology requirements.
Dave Davison announced the following members for a new IT Committee: Dave Davison, Ivan Schreur, Cathy Sweeney, Chris Roetzer, Josh Wallace, and Maria Dominquez.

5. Member Forum

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

6. New Business:

a. Board resolution: >Water intrusion, property damage, remediation policy.

Motion: A motion to adopt this policy, stated below, was made by Dave Davison, 2nd. by Denny Wabnitz.

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. 1 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.

Many questions and objections were raised by several audience members and responded to by various Board members. This Resolution **does not** supersede the Association's responsibility for 'incidental damage' as defined separately by our Governing Documents.

*A roll call vote was taken with the following results:

12 YES, 2 NO, 2 ABSENTIA, and 1 director had VACATED the meeting earlier totaling 16 eligible voters. See attached roll call vote.

b. Posting of meetings. The following motion was presented by Dave Davison.

Motion: All meetings will be posted on the Official Bulletin Board in the Clubhouse Hallway, all breezeways, and sent out via email to consenting owners.

Motion to approve made by: Dave Davison, 2nd. by Bruce Lawrey.

Motion carried.

c. Charters for committees.

Motion to table this agenda item was made by: Dave Davison, 2nd. by Bruce Lawrie.

Motion carried.

7. Adjournment

Motion to adjourn was made by: Dave Davison, 2nd. by: Denny Wabnitz. .

Motion Carried.

Meeting Adjourned at: 9:35 PM.

CONDOMINIUMS AT PARADISE SHORES. INC.
BOARD OF DIRECTORS MEETING- REC HALL and GOTO
OCT. 13, 2026: 7:30PM
DRAFT 1.0--- MEETING MINUTES---DRAFT 1.0

Link to the recording of the meeting is given below:

https://transcripts.gotomeeting.com/#/s/bf4a8d012914dd4602a32e84e60916d740bc60e423875e41b6ba5d045c26fe01

Ivan Schreur, Assistant Secretary

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

PARADISE SHORES APARTMENTS INC
325 UNITS
JANUARY 1, 2027 - DECEMBER 31, 2027
DRAFT 00/00/26 - FULLY FUNDED

ACCT		2026 ANNUAL BUDGET	2026 ANNUAL ACTUAL PROJECTED	2027 FULLY FUNDED ANNUAL BUDGET	2027 FULLY FUNDED MONTHLY TOTAL AMOUNT
	INCOME				
	Assessment Income				
401000	Maintenance Assessments	2,489,798	2,737,078	2,660,979	221,748
410000	Cable Fees	179,000	0	195,139	16,262
441000	Land Lease	68,280	0	68,280	5,690
	Total Assessment Income	**2,737,078**	**2,737,078**	**2,924,398**	**243,700**
	Other Income				
	Application Fees	500	2,000	500	42
	Interest	19,000	4	0	0
	Laundry Income	10,000	3,775	3,300	275
	Late Fees	0	0	0	0
	In House Maint Reimb	0	0	0	0
	Legal Fees Recovered	0	3,267	0	0
	Other Income	0	0	0	0
	Total Other Income	**29,500**	**37,876**	**23,800**	**1,983**
	TOTAL OPERATING INCOME	**2,766,578**	**2,774,954**	**2,948,198**	**245,683**
	OPERATING EXPENSES				
	Administrative				
510000	Office Expenses	15,000	15,000	12,000	1,000
520000	Accounting/Audit	8,420	7,000	7,000	583
525000	Legal/Professional	12,000	15,623	6,000	500
526000	Licenses, Permits & Fees	4,500	1,000	2,500	208
527000	IT Services, Website	0	6,000	5,000	417
528000	Land Lease	68,280	58,280	68,280	5,690
530000	Property Management	113,094	113,094	113,094	9,425
557000	Bank Fees	0	204	0	0
580000	Payroll - Wages/Benefits	195,000	195,000	247,520	20,627
581000	Payroll - Tax Expense	49,000	49,000	42,528	3,544
	Total Administrative	**465,294**	**460,201**	**509,922**	**42,494**
	Insurance				
590000	Insurance Liab Trans - Premiums	671,600	671,604	738,760	61,563
591000	Insurance Liab Trans - Flood	256,450	256,452	275,370	22,948
592000	Insurance Liab Trans - Auto	3,527	3,528	3,880	323
593000	Insurance Liab Trans - Workers Comp	6,172	6,168	6,789	566
595000	Insurance Liab Trans - Interest	0	0	0	0
	Total Insurance	**937,749**	**937,752**	**1,024,799**	**85,400**
	Maintenance				
610000	Maintenance - In-house repairs/supplies	70,000	50,000	55,000	4,583
620000	Maintenance - Contr Repairs	100,000	102,114	80,000	6,667
621000	Maintencance - Sewer/Water/Gas	50,000	1,237	100,000	8,333
622000	Maintenance - Equipment/Tools	10,000	10,000	7,000	583
630000	Grounds Contract	56,359	56,359	53,846	4,487
630100	Landscaping	59,205	60,000	28,750	2,396
630200	Irrigation	0	0	28,750	2,396
630300	Landscaping - Tree Services	10,000	10,000	6,000	500
633000	Maintenance - Pool Repair & Clean	9,600	9,600	7,000	583
638000	Pest Control	7,500	7,500	7,500	625
639000	Maintenance - Fire Systems	10,000	5,248	5,000	417
	Total Maintenance	**382,664**	**312,059**	**378,846**	**31,571**
	Utilities				
710000	Electricity	40,585	40,000	35,000	2,917
720000	Water & Sewer	191,400	232,546	230,000	19,167
725000	Reclaimed Water	16,194	17,199	18,000	1,500
727000	Trash	18,192	17,741	18,192	1,516
731000	Cable	179,000	185,846	195,139	16,262
735000	Telephone	1,500	0	1,500	125
740000	Natural Gas	56,000	57,494	58,800	4,900
	Total Utilities	**502,871**	**550,826**	**556,631**	**46,386**
	Reserve Transfers				
910000	Reserve Funding	478,000	478,000	478,000	39,833
911000	Reserve Interest Transfer	0	28,831	0	0
	Total Other Expenses	**478,000**	**506,831**	**478,000**	**39,833**
	TOTAL OPERATING EXPENSES	**2,766,578**	**2,767,668**	**2,948,198**	**245,683**

MONTHLY MAINTENANCE FEES FOR ALL UNITS FOR 2027

UNIT #	BLDG 1&2	BLDG 3&5	BLDG 4	BLDG 6&7	BLDG 8<>14
1	870.95	893.12	867.53	910.69	891.59
2	625.32	615.08	637.26	606.04	615.08
3	625.32	809.54	804.42	606.04	810.22
4	818.07	809.54	804.42	823.70	810.22
5	818.07	809.54	804.42	823.70	810.22
6	818.07	615.08	637.26	789.75	615.08
7	828.30	615.08	637.26	789.75	615.08
8	818.07	809.54	804.42	823.70	810.22
9	818.07	809.54	804.42	823.70	810.22
10	625.32	809.54	804.42	606.04	810.22
11	625.32	615.08	637.26	606.04	615.08
12	870.95	893.12	867.53	910.69	891.59
14	870.95	893.12	867.53	910.69	891.59
15	625.32	615.08	637.26	606.04	615.08
16	625.32	809.54	804.42	606.04	810.22
17	818.07	809.54	804.42	823.70	810.22
18	818.07	809.54	804.42	823.70	810.22
19	818.07	615.08	637.26	789.75	615.08
20	625.32	538.32	524.68	689.80	536.62
21	625.32	615.08	637.26	606.04	615.08
22	818.07	809.54	804.42	823.70	810.22
23	818.07	809.54	804.42	823.70	810.22
24	625.32	809.54	804.42	606.04	810.22
25	625.32	615.08	637.26	606.04	615.08
26	870.95	893.12	867.53	910.69	891.59