

**PARADISE CONDOMINIUM OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, JANUARY 2, 2024 – 5:00 PM**

Present:

Bryan Lyerly
Joseph Schwartz
David Ferenci
Brittany Konsella
Michael Barstis
Brandon Cvilikas, Toad Property Management
Kat Loughan, Toad Property Management

Brandon called the meeting to order at 5:02 p.m. and confirmed a quorum. Notice of the meeting had been sent on December 27th. Brandon explained the purpose of the meeting was to discuss parking for Unit 209.

Bryan said in October 2020 an additional parking space had been granted by the Board to Betty Mudd and Unit 209 subsequently sold. Bryan said that unit was the only one that had two assigned parking spaces in the parking lot.

Michael Barstis explained he had been prepared for some large special assessments prior to purchase of Unit 209 and also aware of the two assigned parking spaces for Unit 209. Signage for the parking had been in place at the time of purchasing the unit. It was generally agreed parking was limited and Michael said he did not always have access to the designated parking space as it was utilized by others. Michael explained the second parking space had been identified in his Short Term Rental application and loss of that designated space would cause a hardship.

Joseph said the Board granting the designated parking space might have been in contradiction to the Covenants. Amending the Covenants would be a very difficult approval process as approval would be required from owners as well as mortgage holders. Joseph also questioned if approval was given to Betty Mudd personally or assigned to Unit 209.

After a long discussion it was agreed to continue with the October 2020 designation of parking spaces for Unit 209 and discuss again at a future date. Brandon said he would have signage prepared and put in place.

Brandon explained an invoice had been obtained from ServPro for work performed in June 2023. The invoice had been for \$48,986 and Brandon said he had managed to get that reduced to \$45,000. The Board had decided in 2023 to not file an insurance claim and to pay the invoice from reserves although the amount was not known at the time the budget was prepared.

Brandon said Vail had provided some information regarding a claim that there was a note payable of \$59,000 to Vail. Brandon and Kat said it was difficult to review the line items for that expense and confirm that the amount was actually payable. It was thought Vail had paid money to Hidden River Construction without a contract and the work had not been performed by that contractor. Kat said the Toad accounting department was continuing to investigate the documentation provided by Vail.

Brandon confirmed the \$45,000 would be paid to ServPro and applied to 2023 expenses. Brandon said he would circulate updated financials to the Board.

At 5:50 p.m. Bryan made a motion to adjourn the meeting. Joseph seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management

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