

**PARADISE CONDOMINIUM OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, OCTOBER 11, 2023 – 3:00 PM**

**Present:**

Bryan Lyerly  
Joseph Schwartz (by proxy to Bryan)  
Karl Wolf  
David Ferenci  
Brittany Konsella  
Brandon Cvilikas, Toad Property Management

Brandon called the meeting to order at 3:05 p.m. and confirmed a quorum. Notice of the meeting had been sent on October 9<sup>th</sup>.

Brandon confirmed signs regarding the use of the kitchen drain had been sent to all residents and delivered to units. Brandon said he was reaching out to owners for approval to share owner contact information with the Board.

Brandon said some owners in the Dogwood Building had been complaining about internet service. Brittany said the changes had made an improvement and the service had been working better in her unit. Brandon agreed to follow up with the owner complaints and troubleshoot those individual units.

Prior to the meeting a financial report had been circulated to the Board. It was suggested dues not increase or reduce and special assessments be used for capital projects. Bryan said there was approximately \$83,700 in the Bank at the present time and \$30,000 of that was required for Reserves. After discussion it was agreed to keep 2024 dues income at the current level. Brandon agreed to research insurance renewal rates as the new roofs had been installed. Brandon said garbage usage would be monitored and secondary pickups scheduled if necessary.

Bryan said Axtel Mountain Construction had replaced some siding and trim and it would be necessary to paint those areas to protect the wood. Brandon agreed to obtain two or three bids for exterior painting in specific areas during Spring 2024. Common area carpeting also needed to be replaced in the future. After discussion it was agreed to do the exterior paint first, keeping the colors the same, and more extensive work on the siding would be scheduled in the future.

Bryan said Nick from Toad was still trying to get an engineer to review the retaining wall and Bryan explained companies were not returning calls as they were obviously busy.

Brittany suggested scheduling a community workday to help with painting hallways and general cleanup around the buildings. It was agreed to discuss and schedule in the future but concern was expressed about other owners not volunteering. Brandon confirmed door stops had been ordered for the common area doors and some small maintenance items would be dealt with by Toad during the next couple of weeks.

Bryan said reductions in operating expenses had been made where possible. Concern was expressed about exterior lighting and it was agreed to not replace the light at the Cottonwood Building as, according to CB Electric, extensive work was required to make that light work again.

Concern was expressed about the condition of the hot tub cover and it was agreed that would need to be replaced soon.

At 4:05 p.m. Bryan made a motion to adjourn the meeting. Karl seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management

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