

**PARADISE CONDOMINIUM OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
FRIDAY, JULY 1, 2022 – 11:15 AM
IMMEDIATELY FOLLOWING THE ANNUAL MEETING**

Present:

Bryan Lyerly
Joseph Schwartz
Karl Wolf
Brittany Konsella
David Ferenci
Chris Kornmesser – Unit 210
Brad Gatheridge – Unit 109
Chet Boyce, Toad Property Management
Hannes Gehring, Toad Property Management

Chet called the meeting to order at 11:16 a.m. and confirmed a quorum.

Bryan made a motion to approve the minutes of the May 12, 2022 meeting. David seconded the motion and it was unanimously approved.

The following officer appointments were made and unanimously approved:

President	Bryan Lyerly
Vice President	Karl Wolf
Treasurer	Joseph Schwartz

The hot tub was being well maintained. Chet agreed to have a sign installed instructing people to close the hot tub after use.

Chet said Nick at Toad would continue to reach out to engineers and contractors regarding the retaining wall. Materials for the retaining wall were discussed, timber or rock, and Chet agreed to ask for suggestions and quotes from the engineers/contractors.

Painting interior hallway doors, not unit front doors as that was an owner responsibility, exterior doors and replacing the carpets was discussed. Bryan made a motion to paint all the interior hallway doors (not unit doors) and exterior doors using the same color. Karl seconded the motion and it was unanimously approved. Some paint was stored in the Dogwood Building.

Chet and Hannes would overlap until Chet left Toad in a few months.

Chet and Hannes would continue to follow up with Hidden River Construction to complete the work on the dormers. Work needed to be completed as soon as possible as some additional damage was occurring to the facias.

Joseph made a motion to adjourn the meeting at 11:50 a.m. Brittany seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management