

**PARADISE CONDOMINIUM OWNERS' ASSOCIATION
ANNUAL MEETING OF THE OWNERS
TUESDAY, MAY 13, 2025 – 5:30 PM**

Present:

102 – Steve Wall
104 – Bryan Lyerly
105 - Rhonda Eubanks
106 – Joseph Schwartz & Lauren Ross
110 – Karl Wolf
111 – Frank & Brittany Konsella
112 – Leon Bond
202 – Dan Quinn
203 – Daniel Harris
204 – Laura Devega
205 – David Ferenci
209 – Mike Barstis
210 – Chris Kornmesser
211 – Steve Skalovsky
212 – Tom Pence
Brandon Cvilikas, Toad Property Management

Proxy to Brittany Konsella:

101 – Wendy Sturniolo

Proxy to Bryan Lyerly:

109 – Brad Gatheridge
201 – Robert Stauffer
206 - Jeff Michalson

Brandon Cvilikas called the meeting to order at 5:35 p.m. and confirmed a quorum. Brandon said notice of the meeting had been mailed out on April 24, 2025.

Bryan Lyerly made a motion to approve the minutes of the May 7, 2024 meeting. Joe Schwartz seconded the motion and it was unanimously approved.

Bryan Lyerly stressed the importance of not dumping solids down the kitchen drains in an attempt to avoid pipes becoming clogged and causing backups. Signs had been prepared and should be placed in each unit near the kitchen sink. Additional signs were available. Owners should also include similar wording in any welcome information to renters.

Bryan asked that the remaining units with wood burning fireplaces convert to gas fireplaces. Possible vendors to perform the work or repairs to existing gas fireplaces would be shared with owners.

Bryan explained the fire department did not permit large gas canisters for grills on balconies and the maximum size permitted for a grill was a 1lb LP cylinder.

Two parking passes were available for each unit and passes should be displayed by owners and renters.

Various projects, including exterior painting and television service repair, had been completed during the year. It had been possible to make some savings and Contract Labor was running approximately \$20,000 under budget.

The insurance policy would renew in November and work had already started on researching potential companies to provide bids. State Farm was the current insurance carrier.

Bryan Lyerly said the 2025/2026 Budget did not propose a dues increase and no special assessments were anticipated during the year. Brandon Cvilikas confirmed the Toad management fee would not increase for 2025/2026.

Concern was expressed about the 5% increase in audit costs. Brandon Cvilikas recommended remaining with the current auditor but agreed to research other options for the future.

Brandon Cvilikas said he had not received additional financial information from Vail to support the Vail demand for approximately \$45,000. Until paperwork to support the claim was provided no payment would be made.

Brandon said it had been necessary to service the hot tub more frequently during the month of March. Some repairs were anticipated and the Budget had been increased to cover additional hot tub costs.

Bryan Lyerly made a motion to ratify the 2025/2026 Budget as presented. The motion received a second and was unanimously approved.

Brandon Cvilikas said Joseph Schwartz and Karl Wolff would be leaving the Board. Joe and Karl were thanked for their hard work over the years. Bryan Lyerly was willing to continue on the Board for an additional term and two owners – Lauren Ross and Wilson Pollan - had volunteered for the vacant seats. As three owners had volunteered for three seats on the Board the owners were elected to the Board effective immediately.

Tom Pence said birds had been nesting in the dryer vent of his end unit and recommended owners have dryer vents checked on a regular basis or a screen added over the vent. Brandon Cvilikas said he had researched and had a list of local vendors. After a long discussion Bryan Lyerly made a motion to hire Indoor Air Services from Montrose to clean dryer vents and install screens across the exterior vents. Brittany Konsella asked that the company provide a report of which units had dryer vents to the exterior of the building. Joe Schwartz seconded the motion and it was unanimously approved. Screening of all exterior vents was a priority to prevent new nests being built.

Bryan Lyerly said Toad continued to research options for the repair/replacement of the retaining wall in front of the Aspen Building. Brandon Cvilikas said he had found an engineer to inspect the retaining wall and the cost would be \$600 for the inspection and a written report. Brandon agreed to follow up with the engineer and determine the scope of work and availability of contractors. Bryan Lyerly made a motion to spend the \$600 to have an inspection of the wall and report. The motion received a second and was unanimously approved.

Brandon Cvilikas said the snow had now melted enough and Drake Austin Construction would be inspecting exterior stairs and repairs would be made as soon as possible.

Brandon said Toad would inspect the exterior of the building and determine if the black spindles could be painted within the \$2,000 budget. Ethan of Toad would inspect the buildings and follow up with the contractor who performed the exterior painting as some touch up was required.

Brandon confirmed Toad would be performing an inspection of the buildings at least twice a month and a report would be provided to the Board.

The next meeting was scheduled for Tuesday, May 12, 2026.

Bryan Lyerly made a motion to appoint Brittany Konsella as Vice President of the Board. The motion received a second and was unanimously approved.

At 6:31 p.m. Bryan Lyerly made a motion to adjourn the meeting. Joe Schwartz seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management