

**PARADISE CONDOMINIUM OWNERS' ASSOCIATION
ANNUAL MEETING OF THE OWNERS
TUESDAY, MAY 7, 2024 – 5:30 PM**

Present: 101 – Wendy Sturniolo
102 – Steve Wall
104 – Bryan Lyerly
106 – Joseph Schwartz
109 – Brad Gatheridge
110 – Karl Wolf
111 – Frank & Brittany Konsella
203 – Michelle Harris
204 – Laura Devega
205 – David and Laura Ferenci
209 – Mike Barstis
211 – Steve Skalovsky
212 – Cala Pence
Brandon Cvilikas, Toad Property Management
Kat Loughan, Toad Property Management
Nick Sledge, Toad Property Management

Brandon Cvilikas called the meeting to order at 5:40 p.m. and confirmed a quorum. Brandon said notice of the meeting had been mailed out on April 30, 2024.

Bryan Lyerly made a motion to approve the minutes of the July 7, 2023 meeting. Joe Schwartz seconded the motion and it was unanimously approved.

A President's Report had been circulated with the notice of the annual meeting. Bryan Lyerly explained Dues would remain flat for another year. Bryan said Complete Coverage had been hired to paint/stain all exterior wood on the three buildings, including decks. Concern was expressed about only obtaining one bid and Kat Loughan explained Complete Coverage was a preferred vendor with the most competitive pricing and the vendor was able to complete the work in 2024. Toad was thanked for researching vendors and keeping the Association's best interests in mind. The total cost for the three buildings would come in at \$89,725 and Complete Coverage required a 25% deposit prior to work starting.

Bryan Lyerly made a motion to approve a special assessment for the total amount of \$89,725 to be paid in two installments. The first installment due by June 1, 2024 and the second installment to be paid by July 1, 2024. Complete Coverage estimated a July 1, 2024 start date for the project.

Concern was expressed about the timing of the project and disruption to short term rental guests. Kat Loughan explained Complete Coverage were unable to offer any other time for the project and Toad (Brandon and Nick Sledge) would attempt to accommodate everyone's schedules but cooperation and flexibility from owners and guests would be appreciated.

After a discussion regarding the color selection of exterior paint it was agreed to keep the existing color choices. Joe Schwartz seconded the motion and the motion was approved by a majority.

Bryan Lyerly stressed the importance of displaying parking passes so vehicle owners could be contacted if the vehicle was parked incorrectly, impeding traffic or snow removal, etc. Bryan explained each unit was allocated two parking passes and those passes could be obtained from Brandon Cvilikas at the Toad office.

Brandon Cvilikas explained repairs had been made to the hot tub and a new cover had been ordered. Brandon said the boiler would be serviced in the next couple of weeks.

Brandon said issues with some of the roof drains would be investigated further and the issues rectified prior to the start of Winter.

A Budget, approved by the Board, had been circulated to all owners with the notice of the Annual Meeting. The Budget was ratified as presented.

Bryan Lyerly stressed the importance of not dumping solids down the drains in an attempt to avoid pipes becoming clogged and causing backups. Brandon Cvilikas said three units required jetting during the Winter and the cost was significant. After discussion it was agreed to continue jetting pipes on an as needed basis due to the cost and the erratic nature of the backups. Brandon agreed to research prior jetting of the drains and determine if there would be any advantage to jetting all drains once a year.

Nick Sledge confirmed he would continue to reach out to contractors regarding the retaining wall. Beckwith Builders had inspected the wall and although they would not be able to perform work on the concrete wall it had been determined the wall just required repair, not entire replacement. Nick would continue to reach out to contractors to have the project completed.

Brandon Cvilikas thanked owners for their flexibility on dates for the 2024 annual meeting and said in the future meetings would be in line with the Association's fiscal year.

Brandon agreed to send an owner instructions on troubleshooting issues with the satellite in their unit.

Brandon said there was currently \$16,181.78 owed in delinquent dues and he would continue to follow up with those owners.

Chris Kornmesser had volunteered to join the Board. No additional names were put forward. After a short discussion it was confirmed Chris Kornmesser would serve on the Board for a two year term. Brittany, David and Karl would continue on the Board for another two year term.

The meeting adjourned at 6:56 p.m.