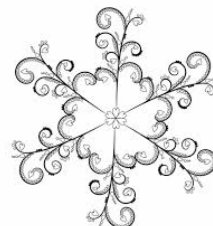
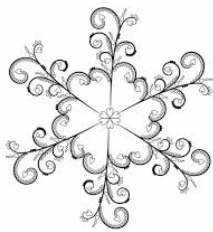


Paradise Gardens Section II

P.G. II is designed for residents 55 years and older and meets the exemption under the Fair Housing Act

PAR-TWO NEWS



January 2022

ASSOCIATION MEETING

HOA Meeting Jan 19 at 7:30 pm

MANAGEMENT COMPANY

Consolidated Community Management

7124 N Nob Hill Road

Tamarac, FL 33321

954-718-9903

office@ccmfla.com

www.ccmfla.com

LANDSCAPING COMPANY

Paradise Look, LLC

1870 N Corporate Lakes Blvd.

Weston, FL 33326

954-870-5957

ParadiseLook954@gmail.com



January 17th



ACCOUNTING FIRM

Consolidated Community Management

Russell J Huzior, MSA-Chief Financial Officer

7124 N Nob Hill Rd

Tamarac, FL 33321

Phone: 954-718-9903 Fax: 954-718-9946

rhuzior@ccmfla.com

<https://www.ccmfla.com>



Important Numbers

Emergency ----- 911

Poison Control
1-800-222-1222

Condo Accounting
954-718-9903

Lawn Service
954-870-5957

City of Margate
www.margatefl.com

Police & Fire
Non-Emergency
954-764-4357

City Hall
954-972-6454

Code Compliance
954-972-1232

Water Department
954-972-6454

Senior Center
954-973-0300

Library
954-357-7500

Northwest Med Center
954-974-0400

FPL
954-797-5000

Corporate Board

| | | |
|------------|-------------------|--|
| President | Paul D'Andrea | dsbuildinginc@att.net |
| Vice Pres. | Sharon Hevia | sharhev@bellsouth.net |
| Treasurer | Manuel Hevia | maheviapg2@yahoo.com |
| Secretary | Connie Zimmermann | conniezimmermann6@gmail.com |
| Director | Al Soler | alsoler@gmail.com |
| Director | JoAnn Zangle | jaz149@att.net |
| Director | Anthony Sommella | greeneyeitalianguy@yahoo.com |
| Director | Dominick Sommella | haulover15@gmail.com |

Committees

| | | |
|---------------|---------------------------------------|--|
| Architectural | CCM Management | office@ccmfla.com |
| Entertainment | Anthony Sommella Dominick Sommella | greeneyeitalianguy@yahoo.com haulover15@gmail.com |
| House Mgr | Al Soler | alsoler@gmail.com |
| Newsletter | Jackie Sambataro | jackiesambataro@comcast.net |
| Screening | Gilda Pagano Sharon Hevia | rojoma3@att.net sharhev@bellsouth.net |
| Social Club | Bob McLellan | TMAC6795@aol.com |

**Please use the information below to
communicate with the board. Messages will be
checked regularly.**

Thank You

**Paradise Gardens II
1650 NW 68 Avenue
Margate, FL 33063
954-979-6755**

paradiseg2@bellsouth.net

or

www.paradisegardenstwo.com

Letter from the President

January 2022



“Happy New Year”

I would like to wish everyone a Happy New Year on behalf of the Board.

We are starting a new year and I hope this year is a better one than the last 2 years. We would love to start up our entertainment again, but at this time it looks like we have to wait. Maybe near the spring it will look better and we can have something outside. We will let everyone know when this happens.

APPLICATIONS

At this time we have not received any Application for Nomination to be on the board. We have 5 openings. At this time, the board will remain the same. Since we can't get the complainers to help us then don't complain anymore. We will not listen to anymore complainers. We do our best to help keep the community as nice as we can, with the help of a few residents in the community. So, if you have a complaint about a neighbor then take it up with that person. If you have any complaints about anything, call the management company, that is what we pay them to do.

Decals

Will be given out again at the clubhouse on Saturday January 15th from 11:00 am to 1:00 pm and also again on Monday January 17th from 1:00 to 4:00pm. This is the last time that we will be giving them out for free. If you don't get them after this you will have to go to the Management company office and pay \$25.00 for it. You must have a decal on your cars by the end of JANUARY 2022. After that you will get a warning, then after that you will be booted. We are doing this for your safety and to try and control the number of cars on the street. If you have a driveway then you need to park in it and not on the street.

Meetings: Board Meeting Jan.11 at 7:00 pm – HOA Meeting Jan 19 at 7:30 pm

Your President

HAPPY NEW YEAR

Paul



Paradise Gardens II HOA

HOA MEETING MINUTES

December 15, 2021 7:30 PM

Present

| | |
|---|--|
| Paul D'Andrea – President Sharon Hevia – V. President Connie Zimmermann – Secretary Manuel Hevia – Treasurer Al Soler – Director JoAnn Zangle – Director Anthony Sommella – Director Absent: Connie Zimmermann : | Representing Consolidated Community Management, Inc. (CCM): Laurie White |
|---|--|

MEETING ACTIONS

CALL TO ORDER: Paul D'Andrea called the meeting to order at 7:30 pm

QUORUM PRESENT: Yes

READ OR WAIVE PREVIOUS MONTH MINUTES: No previous meeting minutes

TREASURER REPORT: Manuel Hevia presented the financials as of November 30, 2021 the operating account has \$34,937; reserves account: \$67,114; and \$16,025 in collections.

SCREENING COMMITTEE: Sharon Hevia mentioned that there have been 40 new homeowners in the last 17 months.

BINGO: This will not start up due to the COVID restrictions still in place

ENTERTAINMENT COMMITTEE: Anthony Sommella mentioned that they are looking to plan a LUAU party at the pool area and is looking for volunteers to assist with the planning.

PRESIDENT'S REPORT: Paul D'Andrea mentioned that there are five (5) board positions available for this coming year Annual Meeting.

NEW BUSINESS:

- **Parking:** There are still numerous homeowner/residents without a parking decal. PM will work with BOD to schedule one final day to register vehicles and collect decals. PM mentioned to the community that volunteers are needed for a parking enforcement committee. Without a committee the parking rules cannot be adequately enforced.
- **Painting:** There are a few homes that still have not had the paint overspray corrected. Owners were instructed to email their address and issues to PM to get with the painting company.

Paul D'Andrea made a motion to adjourn the meeting at 8:28 pm.

We'd like to take this time to welcome our new residents to the community

Melania Natal & Jose Bautista Pollantis

1635 N W 67th Ave

Homerson Wesh & Marie Darcelin & son- Darcelin 1460 N W 67th Terr

Cynthia Korth

1490 N W 67th Terr

Agnes Pierre

1750 N W 66 Terr

Mark & Allen Miller (renters)

6805 N W 14th Pl.



We'd also like to take this time to offer our deepest sympathies to the family of Dennis Cleary

With Deepest Sympathy

HOA Meeting Jan 19 at 7:30 pm

MASKS AND SAFE DISTANCING WILL BE A MUST



Call Gilda Pagano to place a business ad at 954-970-5253 or rojoma3@att.net

Annual Advertising Rates: Business Card \$50

1/4 Page \$75

1/2 Page \$100

Full Page \$200

**THE CLUBHOUSE IS OPEN FOR USE FROM 8 AM TO 10 PM,
HOWEVER, YOU ARE RESPONSIBLE FOR BRINGING YOUR OWN
DISINFECTING WIPES, ETC. IF YOU USE THE EQUIPMENT**



IMPORTANT REMINDERS

You have made a personal decision to live in a community that is a registered association. Associations are governed by a set of rules. The rules are for all residents ---- NO EXCEPTIONS.

PARKING

There are no defined parking spaces on community streets. Spaces cannot be saved. Our streets are maintained by the City of Margate and you can park anywhere as long as you:

- Park on the correct side of the street, which is THE SIDE OPPOSITE of the NO PARKING signs and in the direction of the traffic flow.
- When parking in the street, please DO NOT park in the middle of the front yard. This takes up two possible parking spaces. Any questions or complaints must go through the Management Company listed on the front page.
- DO NOT BLOCK ANYONE'S DRIVEWAY.

POOL RULES AND HOURS

- The pool is open from **dawn to dusk**
- Please use your key when using the pool. Keys may be obtained with a deposit by contacting paradiseg2@bellsouth.net or at meetings when they resume.
- **Please be considerate to the number of guests you entertain at the pool. HOMEOWNERS MUST ACCOMPANY GUESTS IN THE POOL AREA,** Particularly residents with visiting children.
- Food and beverages will be allowed in designated areas (at tables). All liquids must be in plastic containers and you must clean up the area when finished.
- There will still be NO ALCOHOL allowed.

ATTENTION DOG OWNERS!

- All dogs must be leashed and restrained at all times.
- Do not walk your dog on anyone else's property.
- You must clean up after your dog!

PERSONAL YARD AND GARAGE SALES

Our by-laws prohibit all yard and/or garage sales.

BE MINDFUL OF YOUR NEIGHBORS

We live in a neighborhood with the homes in close proximity to each other. It is extremely important - **and the homeowner's responsibility** - to keep trees and shrubs trimmed. Not only does it make our community look more attractive, it can eliminate hard feelings between neighbors if your tree should damage your neighbor's property. Keeping your bushes trimmed eliminates places for iguanas to hide. **Iguanas carry salmonella and botulism.** If you are unable to maintain your trees and shrubs yourself, you may call the lawn service company and they can help with it FOR A FEE. (free estimates)

Remember, what you plant, you must be able to maintain.

Little Known Facts

January Facts

- 1789- First US Presidential Election held.
- 1848- Gold was discovered in California.
- 1863- Lincoln signs the Emancipation Proclamation.
- 1865- The 13th Amendment abolished slavery.
- 1912- New Mexico becomes part of the United States
- 1914- Henry Ford introduces his assembly line.
- 1933- The Holocaust began.
- 1959- Alaska entered the Union.
- 1986- The Challenger exploded. 01/28/86

Each king in a deck of playing cards represents a great king from history.

- Spades - King David
- Clubs - Alexander the Great,
- Hearts - Charlemagne
- Diamonds - Julius Caesar.

On average, people fear spiders more than they do death.

Stewardesses is the longest word typed with only the left hand.

The ant always falls over on its right side when intoxicated.

Dolley Madison, 1768-1849

James Madison's wife is the only first lady given an honorary seat on the floor of Congress, and was the first American to respond to telegraph message—sent by inventor Samuel Morse.

Elizabeth Monroe, 1768-1830

James Monroe's wife ended the custom of a president's wife making the first social call on the wives of other officials in Washington - and the insulted women boycotted her White House receptions.

Louisa Adams, 1775-1852

John Quincy Adams' wife was the first, first lady born in a foreign country—England. She played the harp, wrote satirical plays and raised silkworms.