

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

December 2024

BOARD MEETING

December 11th at 7:00 pm

ASSOCIATION MEETING

December 18th at 7:30 pm

BENCHMARK PROPERTY MANAGEMENT CO

792 Wiles Road
Coral Springs, FL 33067
954-344-5353

www.benchmarkpm.com

*****STARTING JANUARY 1, 2025*****

LANDSCAPING COMPANY

Paradise Look, LLC
954-870-5957
paradiselook954@gmail.com



Happy
Hanukkah



December 26th



December 25th

Bingo games will be on DECEMBER 13!!! Games will start at 7:00 pm. The entrance fee will be \$10. There will be 5 games and you will get 5 cards to play each game. Come join us and bring a friend. .



HAPPY
HOLIDAYS



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

ADS

CONTACT GILDA PAGANO
ROJOMA234@GMAIL.COM

Business Card \$50
1/4 page \$75
1/2 page \$100
Full page \$200

Corporate Board

President	Paul D'Andrea	dsbuildinginc@att.net
Vice Pres.	Sharon Hevia	paradiseg2@bellsouth.net
Treasurer	Scott Millard	pg2hoa@polariswebworks.net
Secretary	Linda Lawton	pg2lalaw@gmail.com
Director	Al Soler	alsoler@gmail.com
Director	JoAnn Zangle	

Committees

House Mgr	Al Soler	alsoler@gmail.com
Newsletter	Jackie Sambataro	jackiesambataro@comcast.net
Screening	Gilda Pagano Sharon Hevia	rojoma234@gmail.com paradiseg2@bellsouth.net



**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 VICE PRESIDENT

MERRY CHRISTMAS!

December 2024

I hope everyone had a healthy and wonderful Thanksgiving. We are about to start a new year again! This year has gone by very quickly. We will be starting our NEW YEAR with a NEW MANAGEMENT COMPANY. I hope everyone that is interested in their community can come to our next HOA meeting December 18th at 7:30 pm. BRING YOUR NEIGHBOR! I hope to see a nice crowd there.

POT LUCK PARTY: Just a reminder of the Pot Luck Party on January 11th. There isn't a charge for this party - just bring a dish of your favorite food. Call or text ENZA at 416-347-0126 to let her know what dish you are bringing - main dish, side dish or desert!

COMMITTEES: We are still looking for volunteers to help our entertainment committee. We need to start having fun again and put together some parties.

BINGO: Our community has started Bingo on every 3rd Friday of the month. So far it has been a successful event. The more people, the bigger the pot. Please come out and have fun with us. Bring someone with you!

OUTDOORS: We would like to do a few things in the yard. If anyone is interested in helping out, please let us know. Come to our HOA meeting and give us some ideas on what you can do to make our clubhouse beautiful.

CURB STONES in our parking lot need to be pressure-washed. If someone has a pressure cleaner and would like to volunteer their time, it would be greatly appreciated.

CAR REPAIRS - MAJOR CAR REPAIRS ARE NOT ALLOWED IN THE COMMUNITY!

PARKING ON THE GRASS IS NOT ALLOWED -YOU ARE BREAKING THE RULES!!!

ELECTIONS FOR BOARD MEMBERS: See the list of openings on the board. A form is also in the newsletter for anyone wanting to be considered. Voting is in January.

If you have a problem with your neighbor, please go and talk to THEM. We are all adults and show consideration and respect for each other. If you have a MAJOR problem then call or email the NEW MANAGEMENT CO. after the 1st of the year OR call the police department - NOT THE BOARD!!! Remember we are all volunteers and try to keep our community neat and clean for all of you.

HAVE A VERY MERRY CHRISTMAS AND A HAPPY NEW YEAR!

From all of us on the Board

Paul, Sharon, Linda, Scott, Joann, Al, & Sonia



Paradise Gardens II
Minutes of Homeowners Association Meeting
November 20, 2024

The meeting was held at the Paradise Gardens II clubhouse.

I. CALL TO ORDER

The meeting was called to order at 7:40 by Sharon Hevia.

Sharon led the pledge of allegiance, followed by a moment of silence.

II. ROLL CALL OF OFFICERS

Board Members Present	Absent
	President: Paul D'Andrea
Vice President: Sharon Hevia	
Secretary: Linda Lawton	
Treasurer: Scott Millard	
Director: Al Soler	
Director: JoAnn Zangle	
Director: Sonia Johnson	

III. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

The minutes of the October 16, 2024 HOA meeting were published in the November newsletter. A motion was made by Fay and seconded by Sonia to approve the minutes.

IV. FINANCIAL REPORT

Scott Millard gave the treasurer's report

- Operating Fund \$ 31,400
- Reserve Fund: \$ 64,941
- Paint Fund \$104,161

V. MANAGER'S REPORT

- Benchmark Property Management will be our new management company effective January 1, 2025. In January they will send out coupon books for HOA payments.
- Make sure HOA payments are directed correctly.
- Flyers with relevant information will be distributed to each homeowner's door.
- We will try to have a Benchmark representative at our December meeting.
- We may go to quarterly homeowner meeting.
- The board will be revising our protective covenants.

VI. COMMITTEE REPORTS

Activities Committee

- Raz gave an update on the potluck party scheduled for January 11, 2025.
- The next Bingo will be on Friday December 13th.
- Still looking for additional committee members.

Screening Committee

- There were no screenings to report.

VII. OLD BUSINESS

We will not provide guest access to the WIFI at the clubhouse due to security concerns.

VIII. The next monthly Board of Directors meeting will be held on December 18th at 7:30.

The meeting adjourned at 8:30 PM

ATTENTION

PARADISE GARDENS TWO HOMEOWNERS

IMPORTANT INFORMATION FOR HOMEOWNERS

We have a new Management Co. Starting January 1, 2025. They are Benchmark Property Management in Coral Springs, Fl.

Your maintenance payment for January should not go to CCM. Our contract with them ends on DEC 31, 2024.

If you were making payments to CCM, please change ASAP. You can pay directly to our bank. The information is on the flyer

Please don't call Benchmark Property Management until after the 1st of January with any questions. They will be sitting us up on their system at that time.

Thank you for your cooperation in this matter.

From:

The board of Directors of Paradise Gardens II Association

Neighborhood News

We would like to take this time to wish
Happy Birthday to all December Birthdays.



We would like take this opportunity to extend our condolences for
the loss of your loved ones.

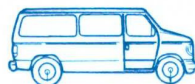
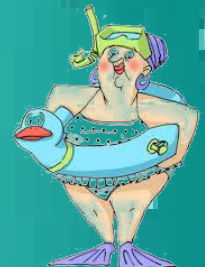
Angela [Ward] Hernandez - death of mother
Rupert Brammer - death of son
Thomas Lacey



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



Water aerobics every MONDAY, WEDNESDAY AND
FRIDAY from 9:30 AM to 10:30 AM



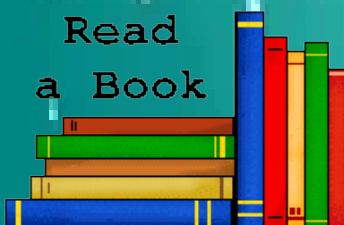
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Read
a Book



Fun for Seniors



PARADISE GARDENS SECTION II
Single Family Community for Residents Age 55 years and Older
1650 N. W. 68th Avenue
Margate, Florida 33063
EMAIL: paradiseg2@bellsouth.net

November 20, 2024

**NEW PROPERTY MANAGEMENT
COMPANY**

BENCHMARK PROPERTY MANAGEMENT, INC.
7932 WILES ROAD
CORAL SPRINGS, FL. 33067
954-344-5353
WWW.BENCHMARKPM.COM
Starting January 1, 2025

Effective January 1, 2025, all maintenance payments must be directed
to:

PG Two Homeowners, Inc.
% South State Bank
P.O Box 668456
Miami, Fl. 33166-9408
Make sure your account number is on your check.

The Contract with CCM is terminated December 31, 2024, with no further force
and effect."

PARADISE GARDENS SECTION II

Single Family Community for Residents Age 55 years and Older

1650 N. W. 68th Avenue

Margate, Florida 33063

December 1, 2024

RE: Paradise Gardens II Homeowners , Inc. Election

To the Community of Paradise Gardens Two Residents,

It is that time again for our elections. There are 6 open seats on the board of Directors. They are President, Vice President, Treasure, and 3 Directors. If anyone is interested in seating on the Board, please fill out the form that is in the newsletter and at the clubhouse by Dec. 18 and put it in the drop box at the clubhouse. If we have anyone interested we will have an election in January 2025. The elected people will be published in the February newsletter.

Thank you,

**Paul D'Andrea
President**

APPLICATION FOR NOMINATION

BOARD OF DIRECTORS

PARADISE GARDENS II

I would like to be considered for Nomination to the Board of Directors in the upcoming elections.

NAME(Print)_____

ADDRESS:_____

RESIDENT OF P.G. II FOR_____YEARS

OCCUPATION:_____

IF RETIRED, PREVIOUS OCCUPATION:_____

EDUCATION:_____

CIVIC EXPERIENCE:_____

What position are you looking to apply for: _____

Computer Experience:_____

What do you intend to contribute to the board and to the homeowners?

Signed:_____

Please return this application to a board member by **DECEMBER 18TH**, or put it into the **drop box** at the clubhouse next to the front door. You can also bring it to the HOA meeting on December 18th.

Paradise Gardens II Activities Committee

Anniversary Pot Luck Party!!

January 11, 2025 6-10pm

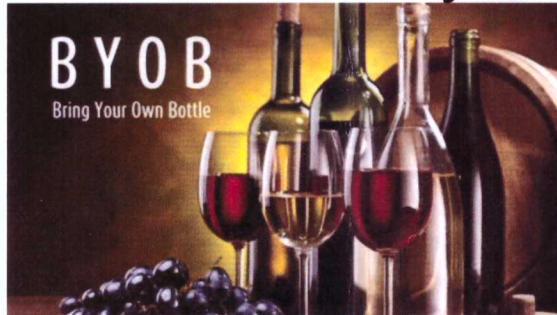
Paradise Gardens II Clubhouse
1650 NW 68 Ave
Margate FL



DJ & DANCING



**Bring a Dish to Share
With your neighbors**



**For additional information and RSVP call or text
Enza (416) 347-0126
(Please leave the following information)**

Name: _____

How many Guests _____

Main Dish _____ **Side Dish** _____ **Dessert** _____

IMPORTANT REMINDERS OF THE RULES

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. DO NOT BLOCK ANYONE'S DRIVEWAY.

POOL RULES :

The pool is open from dawn to dusk. NO SWIMMING AFTER DARK. Please be considerate as to the number of guests you entertain in the pool. All homeowners and renters must have a key when using the pool. Keys may be purchased at every homeowner's meeting. Anyone not having a key will not be able to use the clubhouse or pool. HOMEOWNERS MUST ACCOMPANY GUESTS IN THE POOL AREA, Particularly residents with children. Food or beverages can be in the pool area as long as it is in plastic or aluminum cans. Alcohol is NOT allowed in the pool or clubhouse area.

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, several of the mowers will be happy to do it for you for a reasonable fee.

These are just a few of the rules.

Please referred to the book of Rules and Regulations For all the rules

JUST SOLD

Need help? Contact us TODAY!



Buddy Nastase

Tropical Springs Realty

Cell: (954) 856-8181

buddynastase@gmail.com

Sold for \$359,500

6750 North West 16th Street



JUST SOLD

6750 North West 16th Street
2 Bdrms, 2 FBaths, 1400 sqft
Sold for \$359,500

See this listing at
MyReportForYou.com
Enter Code: KXRXM
Or SCAN



Our philosophy is simple: Clients come first!

We believe that if we have not exceeded your expectations, we have not done our job. We do not measure success through achievements or awards, but by the satisfaction of our clients.

Please contact me for your real estate needs and find out the difference a client-first approach can make.

Selling your home is a big deal. **Make sure an industry expert has your back.**
Call me.



Buddy Nastase

Tropical Springs Realty

Cell: (954) 856-8181

buddynastase@gmail.com



Tropical Springs Realty
1515 N University Dr Ste 101
Coral Springs, FL 33071

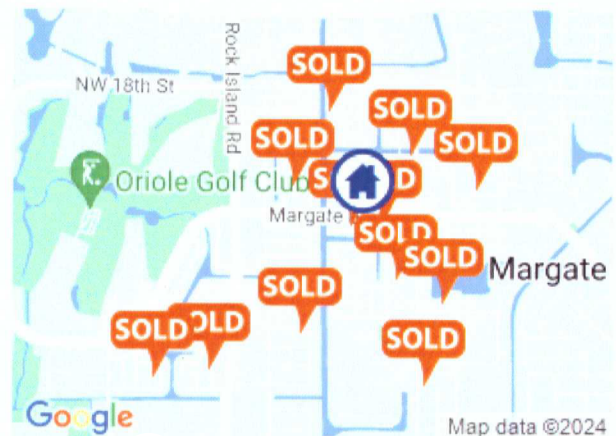
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US POSTAG
PAID
RSP

Go to MyHomeEst.com

ENTER CODE: KW-BE-YN or SCAN



Get a free estimate of your home's value!
Visit MyHomeEst.com and enter or scan your code.



Little Known Facts

Tom Hanks played six different roles in 'The Polar Express.'

The original Elf on the Shelf was named Fisbee

Although gingerbread houses date back to the 1600s, the tradition became widespread in Germany after the story of Hansel and Gretel was published in 1812.

The first ever Christmas tree wasn't a tree at all, it was in fact made of dyed goose feathers and came from Germany

Turkey was not always the favourite food on Christmas Day, traditionally it used to be a pig head served with mustard!

British and German Soldiers Held a Christmas Truce During World War I

Saint Lucia is the only country in the world named after a woman.

Those cute furry bits inside a cat's ear are called "ear furnishings."

If you heat up a magnet, it will lose its magnetism.

The Marshal Mathers foundation for at-risk and disadvantaged youth was founded by Eminem.

During the entire run of Gilligan's Island, it was never revealed if "Gilligan" was his first or last name.

Bi-weekly has two different definitions: Twice a week or once every two weeks.

Roselle, a guide dog, led her blind owner down 78 flights of stairs during 9/11. The descent took about an hour, and they both safely made it out.

A man named Ronald MacDonald robbed Wendy's in 2005.

In 1992, a shipping crate containing 28,000 rubber duckies fell overboard. They washed up around the world for the next 20 years.