

# 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](http://www.benchmarkpm.com)

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

### LANDSCAPING COMPANY

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

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. .



## 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](http://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](mailto: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](mailto:dsbuildinginc@att.net)

Vice Pres. Sharon Hevia [paradiseg2@bellsouth.net](mailto:paradiseg2@bellsouth.net)

Treasurer Scott Millard [pg2hoa@polariswebworks.net](mailto:pg2hoa@polariswebworks.net)

Secretary Linda Lawton [pg2lalaw@gmail.com](mailto:pg2lalaw@gmail.com)

Director Al Soler  
Director JoAnn Zangle [alsoler@gmail.com](mailto:alsoler@gmail.com)

## Committees

House Mgr Al Soler [alsoler@gmail.com](mailto:alsoler@gmail.com)

Newsletter Jackie Sambataro [jackiesambataro@comcast.net](mailto:jackiesambataro@comcast.net)

Screening Gilda Pagano  
Sharon Hevia [rojoma234@gmail.com](mailto:rojoma234@gmail.com)  
[paradiseg2@bellsouth.net](mailto: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](mailto:paradiseg2@bellsouth.net)**

**or**

**[www.paradisegardenstwo.com](http://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 18<sup>th</sup> 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 11<sup>th</sup>. 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 3<sup>rd</sup> 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 1<sup>st</sup> 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 13<sup>th</sup>.
- 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 18<sup>th</sup> 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 1<sup>st</sup> 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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Fun for Seniors



**PARADISE GARDENS SECTION II**  
Single Family Community for Residents Age 55 years and Older  
1650 N. W. 68<sup>th</sup> Avenue  
Margate, Florida 33063  
**EMAIL: [paradiseg2@bellsouth.net](mailto: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. 68<sup>th</sup> 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

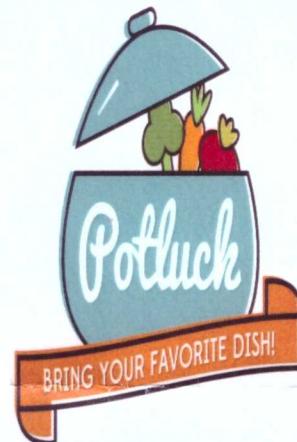
# Anniversary Pot Luck Party!!

## January 11, 2025 6-10pm

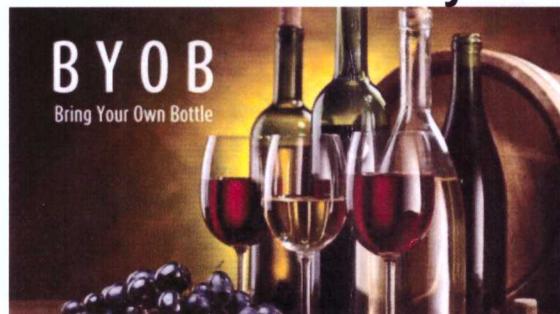
Paradise Gardens II Clubhouse  
1650 NW 68 Ave  
Margate FL



**DJ & DANCING**



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



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**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

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Call me.



Buddy Nastase  
Tropical Springs Realty  
Cell: (954) 856-8181  
buddynastase@gmail.com



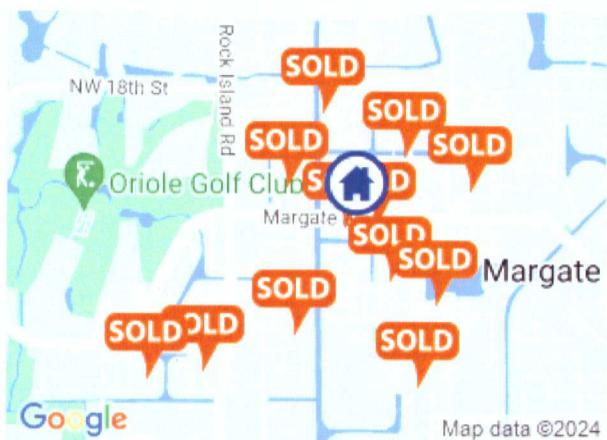
Tropical Springs Realty  
1515 N University Dr Ste 101  
Coral Springs, FL 33071

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[MyHomeEst.com](http://MyHomeEst.com)

Get a free estimate of your home's value!  
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Map data ©2024

# 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.