

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

October 2025



October 1st

BIMONTHLY MEETING
MEETING OF THE BOARD
all residents welcome

---November 19th---
7:30 PM



October 2nd

LANDSCAPING COMPANY

Paradise Look, LLC

954-870-5957

paradiselook954@gmail.com

BENCHMARK PROPERTY MANAGEMENT
COMPANY

7932 Wiles Road

Coral Springs, FL 33067

954-344-5353

www.benchmarkpm.com



October 31st



October 13th

Dan Pritchard/Property Manager - danp@benchmarkpm.com

Tatyana Mezhberg-Fitzpatrick - tatyana@benchmarkpm.com

Brittany Moorhead/Office Manager/Admin. - brittany@benchmarkpm.com

Accounts Receivable/Maintenance payments - Mypayments@benchmarkpm.com

Tina Lubore/Bookkeeper - tina@benchmarkpm.com

Heather Bramos/Applications - heather@benchmarkpm.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

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 | dsbuildinginc1@gmail.com |
| 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 | |
| Director | Gilda Pagano | rojoma234@gmail.com |

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 |



A SPECIAL THANK YOU to “Al Soler” for the professional job he did refurbishing the PG2 sign at the Clubhouse entrance, saving the community a substantial amount of money!!

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 AND VICE PRESIDENT

October 2025

We hope everyone's summer is good. Our next Homeowner's meeting is November 19th. I hope everyone will take an interest in their community and come to our meeting. We would love to hear what your concerns may be in your community. Make suggestions on how they may be remedied.

COMMITTEES: We are still looking for volunteers to help our entertainment committee. Faith is trying very hard to put together some parties for us, but she needs some help. So please reach out to her and help her put together some fun things to do.

BINGO: Hey guys and girls come out and have some fun with us. The more people the bigger the pot. Brings a friend, neighbor or a family member. Remember it is the third Friday of each month.

CAR REPAIRS: If you read your rules & regulations that you signed about no major car repairs you would see that you are in violation of our rules. Please respect our rules and regulations.

PARKING ON THE GRASS: I know people are still parking on their lawn. These people don't respect their community or their neighbors. You are breaking the community rules. This isn't allowed, so please make arrangements to park your cars in a correct spot.

MAINTENANCE FEES: I just wanted to let everyone know if you are behind on your maintenance fees, this is what is going to happen. Two quarters behind a lien is put on your home. Three quarters behind a foreclosure is started. And yes, we can foreclose on your home. We are very high in delinquents right now. If we can't get people to pay, then we may have to put an assessment on for a new roof at the clubhouse. Remember people, you all own the clubhouse now.

Remember we are **volunteers**, and we try to keep our community neat and clean for everyone living here. Hope everyone has a safe Halloween. Hope to see you at the meeting on Nov. 19th.

PAUL & SHARON



Paradise Gardens Two

September 17, 2025 Board Meeting

Minutes of the Board of Directors meeting of the Paradise Gardens II, Homeowners Association
Held at the clubhouse 1650 NW 68th Ave, Margate FL, 33062 at 7:30 PM.

1. CALL TO ORDER

Board member Paul D'Andrea called the meeting to order at 7:35 PM

2. 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 | |

Others present: Dan Pritchard, Benchmark Management

3. MOMENT OF SILENCE FOLLOWED BY THE PLEDGE OF ALLEGIANCE

4. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion by Linda Lawton to wave the reading of the minutes of the last meeting held on July 16, 2025. Motion seconded by Sharon Hevia and was passed.

5. UPDATES

- **Roof Replacement:** Paul has 3 bids ranging from \$37K to \$184K. Currently we do not have sufficient funds to cover this cost.
- **Parking Lot Resurfacing:** Bids to resurface and redo the parking curbs and lines range from \$4,150 to \$5,500.
- **Return to Mailed Maintenance Statements:** Effective January 2026 we will go back to mailing quarterly statements. Statements will be mailed in December 2025.
- **PG Two sign:** Al Soler did a great job painting our PG Two sign.
- **Frontsteps,** the portal, will be available to PG Two homeowners in January 2026.

6. COMMITTEE EPORTS

- **Screening Committee:** Two move ins; on 14th St and on 68th Ave.
- **Financials** Scott Millard gave the treasurer's report
 - Main Account: \$16K
 - Reserve Fund: \$ 71K
 - Paint Fund \$146K
 - Total Delinquencies \$30K

Activities Committee

Bingo this Friday, September 19th.

Committee is working on plans for a Caribana Night.

Asked for suggestions for activities. There was low interest.

7. OPEN FORUM

- How are delinquencies handled? By letter, then lawyer, then a lien.
- The barbeque grill has been removed.
- Harvey has plans to host a Luau at the clubhouse. on October 24th.

8. ADJOURNMENT

The meeting was adjourned at 8:10 PM.

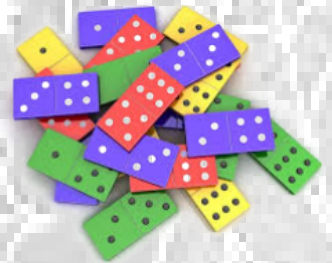
EVENTS

BINGO

Bingo games will be on **FRIDAY, OCTOBER 17TH**. Doors open at 6:30 - 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.



Funday Sunday- Nov 2nd 2-5pm
Join us for fun and games
Everyone is welcome



Crazy Crafters - Nov 13th at 7pm Felt pumpkins and/or fall leaf crafts
\$6 for supplies

Text Becky @ (314)281-4798 to reserve your space.



Paradise Gardens 2 Holiday Party
Dec 12th at 7:00pm



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 refer to the book of Rules and Regulations For all rules

Neighborhood News

We would like to take this time to wish Happy Birthday
to all October birthdays!



George Alexander and Blossom Brown
Qwen, Jordan & Janet Robinson

1655 N W 69th Ave
6675 NW 15th St.



Our sympathies go out to the friends and family of Mario Ordonez
passed away Aug 25

With Sympathy

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



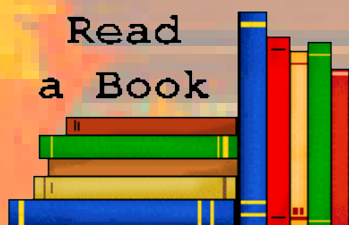
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Little Known Facts

The tradition of carving lanterns started in Ireland with turnips.

Irish immigrants introduced the practice to America, where they began using pumpkins as they were more readily available

The fear of Halloween is a real phobia known as Samhainophobia.

Before alarm clocks, people would pay someone to knock on their window and wake them up. They were called knocker-uppers.

The 100 folds in a chef's hat stand for 100 ways to cook an egg.

Farts are fast! They travel about 10 feet per second, which is almost 7 mph. But a cough is faster (60 mph) and a sneeze is fastest of all (over 100 mph).

In 1994, the company that had a patent on GIFs tried to charge a fee for using GIFS. The PNG was invented as an alternative, and the company backed down.

MIT, often cited as one of the world's most prestigious universities, puts almost all of its course materials online for anyone to access for free.

Barry Manilow wrote many famous jingles for companies like McDonald's, State Farm, and BandAids.

Since 1990 the United States has added more acres of forest than it has lost, with almost 20 million new acres of forest land added in the last 2 decades.



Zebras have only one toe on each foot.

Humans have been performing dentistry since 7000BC, which makes dentists one of the oldest professions.

