

PARADISE GARDENS SECTION II

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

PAR-TWO NEWS

DECEMBER 2025



December 15th

BIMONTHLY MEETING
MEETING OF THE BOARD
all residents welcome
----December 17th----

7:30 PM



December 25th

LANDSCAPING COMPANY

Paradise Look, LLC

954-870-5957

paradiselook954@gmail.com



December 21st

BENCHMARK PROPERTY MANAGEMENT

COMPANY

7932 Wiles Road
Coral Springs, FL 33067

954-344-5353

www.benchmarkpm.com



December 31st

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
954-344-5353.

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 |



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

DECEMBER 2025

Merry Christmas and Happy New Year

ELECTIONS:

Everyone on the board is now up for elections. Start thinking about becoming a board member. There are 7 board members that are needed. Please turn in your ballots on or before Dec. 17th. I hope everyone will take an interest in their community and come to our Dec meeting with their ballots.

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. Her email is: fldillard1@comcast.net

BINGO:

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

Happy Holiday's

Paul (President)

Sharon Hevia (Vice President)



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

VERY IMPORTANT INFORMATION

December 1, 2025

To the Residents of Paradise Gardens Two.

It is time again for our elections. There are 7 open seats on the Board of Directors, President, Vice President, Secretary, Treasurer and 3 Directors. If anyone is interested, please fill out the form in your newsletter by Dec 17, and put it in the drop box at the clubhouse. Or bring it to the HOA meeting December 17, 2025. In January's newsletter the candidate's names will be published.

Elections will be held in January 2025, if there are any candidates.

Dates will be announced in February's newsletter.

We need new blood on the board. If we can't get anyone to step up to the plate and volunteer their time, by law we are to only serve one to two years on the board. As you all know we have served for more than one or two years. We all have done our job now it is time for someone else to do the job.

If you want to know what is the responsibility in detail for each position look at the following page.

The most valuable gift you have to give to your community is your time. Successful communities thrive and succeed with interested and giving volunteers. Please look around at our community. The time dedicated to the board is a decision to improve our community. Your valuable and we ask you share, so we continue to be successful. This board has served its time well – let's continue this success and remain financially frugal and successful.

I hope everyone understands that this is very important for our community.

**Thank you,
Paul D'Andrea
President of PG 2 Association**

Duties of Officers

1. President

The HOA president is the chief officer of the homeowner's association board, elected by fellow board members to lead and represent the community. This role isn't ceremonial. The president steers meetings, executes board decisions, and often serves as the board's public voice when dealing with vendors, city officials, or the property management company.

HOA president duties. Preside Over Board Meetings , Oversee Financial Activity, Sign Contracts and Official Documents, Enforce Governing Documents, Act as Board Liaison, Appoint and Oversee Committees, Handle Operational Oversight (as Needed), Maintain Legal and Procedural Compliance

2. Vice President

During the absence and inability of the president to render and perform his duties or exercise his powers, as set forth in these by-laws or in the acts under which this corporation is organized the same shall be performed and exercised by the vice-president, and when so acting , he shall have all the powers and be subject to all the responsibilities hereby given to or imposed upon such president.

3. Secretary

The secretary shall keep the minutes of the meetings of the board of directors and of the membership in appropriate books. He shall be custodian of the records and of the seal and affix the latter when required. He/She shall keep the books in the manner prescribed by law, so to show at all times the names of the owners, their respective places of residence, their post office addresses, maintenance charge and keep such books at the office of the corporation.

4) Treasurer

The Treasurer shall co-sign, make and endorse in the name of the corporation all checks, drafts, warrants and order for the payment of money and pay out and dispose of same and receipt therefore, under the direction of the president or the board of directors. He shall exhibit at all reasonable times his books and accounts to any directors or member of the corporation upon application.

NOMINEES FOR THE BOARD

Must be turned in by Dec. 17th

1) President

1) _____

2) _____

2) Vice President

1) _____

2) _____

3) Secretary

1) _____

2) _____

4) Treasure

1) _____

2) _____

5) Director

1) _____

2) _____

6) Director

1) _____

2) _____

7) Director

1) _____

2) _____

Paradise Gardens Two

November 19, 2025, Board Meeting

Minutes of the Board of Directors meeting of the Paradise Gardens Two

Location: PG Two 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 7:33 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: Gilda Pagano | |

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 waive the reading of the minutes of the last meeting held on September 17, 2025. Motion seconded by Sharon Hevia and was passed.

5. UPDATES

- The board is working on the Covenants and By Laws to bring them up to date.
- Thanks to Al Soler, the barbecue pit has been removed.
- Volunteers are needed as all 7 positions on the Board of Directors are open. Nomination forms were provided and are due by December 17. Elections will be held in January.
- Volunteers are needed to assist with pressure washing the shuffleboard courts.
- “No Firearms or Weapons Allowed” signs will be posted on the clubhouse property.
- Maintenance fee statements will be mailed quarterly, starting in 2026.
- Reminder: No parking on the corners.
- The lawyer will be sending out violation letters.
- Delinquencies are handled by a letter, then by the lawyer, and then by a lien. Late fees will be assessed monthly, as long as there is a past due balance.
- We will resume monthly meetings starting in 2026. No meetings in the summer.
- The pool will be converted from salt water, back to chlorine.

6. COMMITTEE REPORTS

- **Screening Committee:** No screenings to report.
- **Financials** Scott Millard gave the treasurer's report: Main Account \$43K Reserve Fund: \$71K Paint Fund \$164K; Total Delinquencies \$30K Events \$2.2K
- **Activities Committee:**
 - Bingo this Friday, November 21st Holiday party December 12th. 7-10 PM
 - Festival of Lights: vote for the best decorated home. Hot Dog Splash Party: January 24th.

7. OPEN FORUM

- Florida law associations cannot prohibit parking vans, pickup trucks, or commercial vehicles in driveways.
- Dogs should not be walked on other people's property.
- Painting of the homes has been extended to every 7 years.
- Parking and issues with the streets: contact the City of Margate.
- Concerns with lawn maintenance: Scott will contact the company
- Tree branches should be at least 5 feet above the ground to allow lawn maintenance access.

8. ADJOURNMENT: Sharon made a motion to adjourn the meeting; it was seconded by Linda and was adjourned at 8:35 PM

Festive Lights People's Choice Award

Vote for best decorated home in Paradise Gardens Two!

Take an evening stroll to enjoy PG2 residents' festive decorations. Vote for your favorite home—the winner will get a prize. Voting ends December 31, 2025; the winner is announced at the January HOA meeting.

Text home address to: Enza 416-347-0126 or Faith 302-229-6417



Paradise Gardens Two Holiday Party



December 12th, 2025

7pm – 10pm

Clubhouse Auditorium

Join us for holiday cheer, scrumptious foods, music and dancing with a live DJ!

Admission: potluck, BYOB, refreshments provided

RVSP by December 7 Text: Enza 416-347-0126 or Faith 302-229-6417

Crazy Crafters - December 11th, 2025 7pm Clubhouse Auditorium

Looking to try a new hobby? Come join us for a fun class of felting ornaments!

Call Becky for details at: 314-281-4798 to reserve your space



Bingo is held every 3rd Friday at 6:30 pm in the Clubhouse Auditorium—everyone welcome, bring a friend! **Note: December Bingo is canceled.** The next Bingo night is January 16, 2026.

January Sneak Peaks



Hot Dog Splash Party January 24th, 2026 12pm-5pm

Join us for hot dogs, games, dancing, swimming, and more to kick off 2026!

Admission is \$5

Crazy Crafters

January 15th, 2026 7pm

Call Becky for details: 314-281-4798

JUST SOLD

Need help? Contact us TODAY!



Buddy Nastase

Tropical Springs Realty

Cell: (954) 856-8181

buddynastase@gmail.com

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



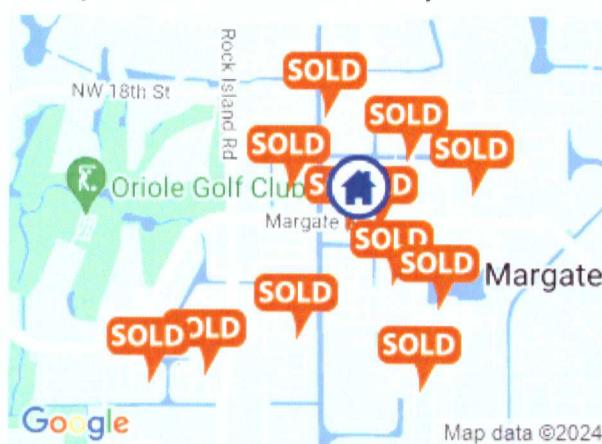
Tropical Springs Realty
1515 N University Dr Ste 101
Coral Springs, FL 33071

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6805 NW 14th St



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Map data ©2024

IMPORTANT REMINDERS OF THE RULES

You have made a personal decision to live in a community that has rules. The rules are FOR ALL the residents –NO EXCEPTIONS

PARKING:

You are allowed to park in the street as long as it is on the correct side. Don't block anyone's driveway. **There is definitely no parking on the grass.**

CARS:

No vehicles that cannot operate on their own power and do not have current registration or tags in the community can be towed at the Owners expense. Owners shall maintain a current tag and registration for all vehicles parked within the community. The Board will report that vehicle to Florida DMV.

- No Owner shall perform any restorations of any vehicles within the community.
- Any repairs or maintenance of vehicles such as a tire repair or broken window must take less than twenty-four (24) hours. Oil changes or major repair on vehicles are not allowed as spillage can occur and leave the area polluted or unsightly.

CHILDREN:

Remember homeowners, that this is the rule. No children under the age of 18-year-old are allowed to live in the community.

LOT MAINTENANCE:

Lawns are maintained by the Association in accordance with Article 5(b) of the Protective Covenants. Any other property, including but not limited to, hedges, bushes, trees, weeding shall be well maintained by the Owner of each home and kept in first class, good, safe, clean, neat and attractive condition consistent with the general appearance of the community.

MAINTENANCE FEES:

Just a reminder of how your maintenance fee works. It is paid quarterly and due on the first day of the month, but you have until the 10th of that month to pay. If for any reason you get behind two quarters a lien will be put on your home. If you get behind three quarters a foreclosure will start on your home.

Little Known Facts

The oldest fruitcake was 114 years old and had been passed down from generation to generation.

Christmas decorating sends nearly 15,000 people to the ER

Last year, the U.S. Postal Service processed more than 11.7 billion pieces of mail and packages during the holiday season.

During World War II, playing cards were distributed to POW's as Christmas gifts to soldiers. When wet, individual cards peeled apart to reveal maps of escape routes.

The first zipper was invented in 1893 but didn't become popular until 1920.

The first sunglasses were invented in China to hide expressions, not block sunlight

In the Middle Ages, purple clothing was so expensive only royalty could afford it.

Toyota Corolla has sold over 50 million units.

The first speeding ticket was given in 1896 for going 8 mph.

Cruise control was invented by a blind man called Ralph Teetor in the 1940's

A man in Ohio once robbed a bank using a cucumber in a sack

More than 50% of the world's population lives within just 3% of the Earth's land

The US spends over \$80 billion annually on its prison system.

Fingernails grow faster on your dominant hand

A cornflake shaped like Illinois sold for \$1,350 on eBay.

President Andrew Jackson beat up his would-be assassin.