

**Paradise Gardens Two**  
**Minutes of Board of Directors Meeting**  
**April 15, 2026**

Minutes of the Board of Directors meeting of the Paradise Gardens Two Homeowners Association, Margate, FL. held at the clubhouse at 7:30 PM.

**CALL TO ORDER**

Board member Sharon Hevia called the meeting to order at 7:35 PM.

**1. ROLL CALL OF OFFICERS**

Board Members Present	Absent
President: Sharon Hevia	
Vice President: Paul D'Andrea	
Secretary: Linda Lawton	
Treasurer:	Scott Millard
Director: JoAnn Zangle	
Director: Easton Myers	
Director: Enza Pagano	

**2. MOMENT OF SILENCE FOLLOWED BY THE PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING**

Linda made a motion to wave the reading of the March 2026 meeting minutes as they are posted on the website. The motion was seconded by Sharon and passed.

**4. OLD BUSINESS**

- Frontsteps Update; Tabled
- Format of Board Meeting: Sharon explain the format of board of directors meetings. Questions will be addressed at the end of the board's meeting,
- Document Update Status (Covenants, By-Laws, Rules and Reg.) JoAnn is waiting for a call back from the lawyer to set up an appointment,

**5. NEW BUSINESS**

- Paul will be handling ARC approvals. Approvals are required for all roof replacements. Only approved colors are permitted.
- Household Hazardous Waste & Electronics Disposal event will be held on Saturday April 18<sup>th</sup>, 9 AM – 2 PM at Oriole Park.
- Census forms will be mailed by May 1<sup>st</sup> and must be completed and returned in 60 days.

**6. COMMITTEE UPDATES**

- **Screening Committee:** 3 new move ins.
- **Financials** Not available.at the meeting as Scott has resigned. We need someone with accounting skills.
- **Activities Committee.** Raz gave the updates. Bingo will be this Friday, 4/17. Gilda will teach knitting and crocheting, date TBD. Card making class May 15<sup>th</sup> 7:00 PM. Rock painting in June, date TBD.

**7. OPEN FORM**

- Census will be conducted every 2 years.

- Most homeowners have not received their maintenance statements from Benchmark.
- Maintenance payments can be mailed to South State Bank.
- Some roofs have been replaced with unapproved colors. All roof replacements require ARC approvals.
- Homes are scheduled to be painted in approximately 2 ½ years.
- Lawn fertilization was discontinued due to too many complaints from the homeowners.
- Solar panels do not require an ARC approval.
- Dogs must be on a leash.
- A big Thank You to Al Soler and Raz Pagano for repainting the lines on the clubhouse parking lot. The parking lot looks great.

**8. ADJOURNMENT:** The meeting was adjourned at 8:04 PM.