

Paradise Gardens Two
Minutes of Board of Directors Meeting
September 16, 2026

Paradise Gardens Two Board of Directors meeting was held on September 16, 2026 at 7:30 PM at the clubhouse; 1650 NW 68th Ave, Margate, FL 33063.

1. CALL TO ORDER

The meeting was called to order at 7:32 PM by President Sharon Hevia.

2. 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	
Easton Myers	
Enza Pagano Via video	

Others Present: Daniel Pritchard, Benchmark

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

4. READING OF PREVIOUS MEETING MINUTES

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

5. OLD BUSINESS

- **Status of updating census**

Enza gave an update on the status of the census. To date, we have approximately 158 responses. We need to complete this task to maintain our 55 plus community. She will work on the census when she returns in October.

6. NEW BUSINESS

- **Screenings:** There were 3 screenings done since our last meeting.
- **Upcoming Elections:** Sharon Hevia announced her resignation from the board effective December 31, 2026, and additionally, there may be other openings on the board. These openings will likely lead to the need for an election. Dan explained what could happen if we cannot put together a board. We would enter into receivership where the court will appoint an outside professional (a receiver) to take over the management. If this happens maintenance fees will increase significantly. We need homeowners to volunteer for the board. More information will be forthcoming.
- Nominations forms forthcoming once it's determined an election is needed.
- Enza will put together a description of the roles on the board.

7. COMMITTEE UPDATES

- **Financials; Scott provided the following**

• Main Account (Operating)	\$	13,936.43
• Operating Debit	\$	726.35
• Key Deposits	\$	6,015.57
• Events	\$	5,404.00
• Reserve Fund:	\$	163,040.94

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- Paint Fund \$ 189,121.12
- Delinquencies are 34K
- **Activities Committee:** Faith Dillard provided the updates
 - Next Bingo is September 18th.
 - PG 3 is hosting a 'Meet the Candidates' event on October 1. Contact Faith to register.
 - PG 4 is having a Healthy Living event. Look for the flyer on our website.

8. OPEN FORUM

- Several members are not receiving a quarterly statement. Dan Pritchard will follow up.
- Frontsteps: several members are still not able to gain access. Dan Pritchard will follow up.
- Discussion about approximately how much time is required to serve on the board.

9. ADJOURNMENT

The meeting was adjourned at 8:46 PM.