

Polynesian Paradise Condo Association

Annual board Meeting Minutes February 15,2026

Board members in attendance: Pat Francis, President, by zoom

Lisa Wise,Vice President

Steve Watt, Treasurer

Ed Leppert, Facilities

Don Wilcox, Secretary

Owners in attendance: Jeanne Castro, Steve Watt, Chris Olson, Cindy LaRue, Cheryl A Curley, Lisa Wise, Carmela Hewitt, Aggie Hawley, Rob Dustan, Sam and Mary Jo Maria, Pat and Nina Martino, Chuck Fieple, Dan and Deb Llewellyn, Lee and Lacy Hardy, Diana Leppert, Ken and Roberta Chrobek, Tommy Darwin, Dan Halloran, Mike LaRue, Mary Fox, Cynthia Chrobek, Anna Robinson, Tom Samp, Mark Johnson, John Wolf, Rich and Rose Armendaz, Tom Pappenfus, Bob Przanoski, Joseph Bartak, Trish Watt, Janine Olhinger, Jennie Locke, Jerry and Pam McCall, Alice Cheversia, Wynn Orr, Becky Bartlett, Vannessa Soukup, Jodi Kaullen, Mary Wilcox, Rob and Barb Andreska, Jackie VanOrt, on zoom, Kathy Holladay, Pat Francis, Dan Burke, Dan Fieple.

Lisa Wise called the meeting to order at 2.03 pm. Dianna Leppert said a prayer.

Lisa asked Pat Francis, President, in attendance via Zoom, if she had anything to offer as a report. She did not, other than thanks to all as she is retiring from the Board after serving since 1999.

Lisa then updated us all about revisions to the budget as presented, The totals were all the same, however,several items were moved to different line on the financial statement, reflect money being put into reserves. This change was made so as to obtain approval from Fannie Mae, so loans for prospective buyers will be easier to obtain. Lisa has been working on this project tirelessly for months and it is a major accomplishment. Thank you Lisa. Lisa also gave a brief preliminary bit of information on our research to lower our insurance costs for the complex, more later on that. She also took a quick show of hands on a request from an owner at a previous meeting about looking into restricting the amount of rental units in our complex, The show of hands overwhelmingly indicated that this be done. So it will.

Steve Watt gave the Treasurers report and stated all the amounts in all of our accounts. He then talked about several things starting with Community Pride, asking for help from the community members to help with things like volunteering to help with projects to keep costs lower, pick up litter when you see it, proper use of the laundry room, picking up after your dogs when they do their business on the lawn in common areas, also dogs that bark. People that break these rules and are caught will be fined, with fines starting at 50,00 per occurrence. He also mentioned that Board members volunteer their time for free, and should be respected, not cussed at and not demanded to solve your problems with your neighbors. If needed call the Scottsdale PD non emergency number, 480 312 5000, for help with disturbances. You can also email issues to polynesian.paradise@ [yahoo.com](mailto:polynesian.paradise@yahoo.com) for a record of your issue for your file. You can also use this email for any other business that you want to discuss.

Eds report on our facilities and projects that have been completed this past year and some on tap for 2026: 2025 projects

Replaced 11 sewers for buildings 316 and 317

Installed backflow and pressure regulator valve on 68th street

Repaired 10 gates and installed new closers on perimeter gates

2026 Projects:

Replacing sewers for buildings 232 and 324, underway now.

Getting bids to eliminate standing water between gates 7 and 8 with a dry well

Getting bids to paint areas of complex in need of refresh or touch up.

Reminder to owners that lids on dumpsters must be fully closed. Waste management fines us \$225.00 per dumpster, per occurrence if overfilled or lids are open. We have cameras that are aimed at dumpsters, if you or your renters either over fill or fill dumpsters with old furniture or construction debris, all fines will be transferred to the owner of the offending unit.

If you have a contractor working on your unit, fill out a form at the office, advise the board of your contractors name and your unit number and your contractor of trash disposal regulations and parking procedures before they start.

If you have a covered patio or Arizona room, water must not go onto your neighbors patio, A gutter or some other method must be used to keep it on yours.

Chris gave Social Committee report. Talked about upcoming events and past events also.

Don asked people to sign in at meetings with print to make it easier to post a roster of attendees in the minutes as some signatures are very hard to read.

He talked about parking and also obtaining a parking pass for visitors from the office and instructing their visitors to use visitor parking.

Becky Bartlett asked a question about the sewer replacement cost possibly being listed in the wrong place on the financial statement. Lisa answered her question and went over the change on the statement.

Cynthia Chrobeck asked if we had a quorum, as we forgot to state that earlier. We counted and yes we did.

Break for snacks and counting votes.

Rob Dustan received 73 votes and is now a new Board member! Welcome Rob!

Budget was approved by the Board and only 2 owners voted nay, so it stands approved as stated.

Lisa read a letter from Farmers Insurance agent Marc Sollee providing information on our efforts to lower our rising insurance costs for the complex. Insurance cost went up over 20K last year with no claims having been filed. We are looking into the possibility of having our units all individually insured as single homes and the complex carrying an umbrella policy for the common grounds. More to come later, email any additional questions to the office and we will forward them to Marc for answers.

Questions from the gallery:

Dan Llewellyn asked if we were going to set up minimum insurance amounts for our units? In a word yes, they have yet to be determined, but yes.

Rose Armendayz, stated that all communities are having issues with rising insurance rates.

Trish Watt stated that insurance costs for rental units were higher.

Roberta Chrobek recommended USAA, says rates are great.

Jackie Vanort asked if changing insurance from condo to townhome necessitates change in title with state, it does not.

Erin Lewers asked if bylaws have already been changed. Lisa answered no and then read a draft of proposed changes.

Mark Johnson asked that there be an email notification of the meeting for a vote on changes.

John Wolfe asked about the timeline of getting this done., Insurance policy renews in October, so before that.

Dave Locke asked about refunds

Wynn Orr gave a nice speech.

Mary Wilcox asked if anyone else had checked with their insurance companies yet for rate quotes, A few answered yes.

Cynthia Fraley stated that she is very happy with the work the Pipeline Company is doing on the sewers.

Becky Bartlett mentioned Martha Welds passing. RIP Martha.

We had multiple motions to adjourn, including by Dan Llewellyn

Second by Tom Darwin

Adjourned meeting at 420pm.

Respectfully submitted,

Don Wilcox

HOA Secretary