



Board of Directors

• **President**

Kurt Likins
klikins@icloud.com
831-423-9512

• **Vice President**

Dick Lovelace
Ppmc.rlovelace@gmail.com
831-420-0501

• **Treasure/CFO**

Joe Mayo
ppmc.mayo@gmail.com
Cell-509-991-4887

• **Director at Large**

Harold Brown
ppmcharold@gmail.com
831-426-2648

• **Secretary**

Verdie Polizzi
Cell: 831-515-2165
ppmc.verdie@gmail.com

Park Staff

- Steve Polizzi,
Park Manager
831-423-1530 ext. 12
manager@ppmc-sc.org
Emergencies only:
831-345-0879 Cell
- Bookkeeper
831-423-1530 ext. 11
bookkeeper@ppmc-sc.org
- Annie Levy ext. 10
Park Secretary
831-423-1530
annie@ppmc-sc.org

President's Message

By Kurt Likins

For the last several months the subject of Committees has been a topic of conversation during the open session of our Board meetings. I believe our ByLaws are clear on this matter.

Article VII, number 16 reads:

*"The Board may create such Committees as may be necessary for properly conducting the affairs of PPMC. There shall be a standing committee for Staking, Bylaws, Budget, Recreation, Building, Past Presidents, long Range Planning and Tree. **Each Committee shall be composed of no fewer than three (3) Collective Members**, as the Board may deem necessary. All temporary Committees, such as the Nominating Committee, will be created for a specific purpose and will automatically cease to function after the purpose for which they were created is accomplished. **Any Member, Associate Member, or Alternate Associate Member may serve on any committee.** With the exception of the Election Committee, each committee shall choose its own officers."*

The fact of the matter is that the Bylaws, a governing document the Board **MUST** adhere to, does not include any resident of PPMC, non- Members, terminated members, etc. as people who may serve on a committee. On the contrary, it states "*Any Member, Associate Member, or Alternate Associate Member may serve on any committee.*" which is very clear and concise.

The Board of Directors is tasked with putting together committees, and while our choices may not be popular with some, we have reasons for making the ones we do.

Fraternally,
Kurt Likins
President PPMC 2020/2021



*"If everyone is moving forward together,
Then success takes care of itself."*

~Henry Ford

Transparency Corner

I would like to respond to the Town Crier of 14 January, 2021 wherein there were a number of statements concerning PPMC and Covid-19.

Someone, unnamed, made a call to the County of Santa Cruz Health Services Agency. The person at that office apparently told ‘Us’ that because we receive our mail at our office it puts us in an “essential business” category and our office should be open based on that.

Our mail is deposited in our mail boxes for us to pick up, without the office needing to be open. Packages delivered by USPS, as well as other carriers is made available on a regular basis as well. Be careful what you wish for. With a simple contact to the Postmaster, we can advise them that our office is fully closed due to Covid, and we can all be required to pick up our mail at the Post Office.

Apparently, the same clerk at the Health Services Agency told ‘Us’ that up to 10 persons can gather with social distancing and masks; therefore, “Us” decided the Election Committee can meet in the small Social Hall and count the recall ballots.

I did check the County Health Department website, and it stated that up to 10 persons can gather with social distancing and masks, but it also went on to state that no more than 3 family groups may comprise the gathering. It is important to read things in context.

Since that information is in direct conflict with the current California State Covid-19 restrictions, your Board members contacted the County of Santa Cruz Health Services Agency to question the discrepancy. We spoke with McKenzie, who eventually said that the Santa Cruz County website may not be up to date and that we should follow the regional stay at home order that states in part that private gatherings of any size are prohibited.

The Town Crier proclaims that “The majority of housing communities have developed a protocol for how they will handle reporting on Covid.”. I have not been able to find any reference to this subject, so if “Concerned Members” would like to share some sources with the Board, that would be appropriate (rather than sharing misleading information with the membership).

Everything I have located referencing Covid reporting protocol put that responsibility on County and State Health Agencies. The PPMC Board has no way to collect information other than anecdotally when we hear from someone who has had a positive test result and chose to share it with one of us as a friend. We have no right nor any means to determine who in the Park has Covid. And although it is true that the HIPAA laws are directed specifically at healthcare agencies, that doesn’t affect the individual right to medical privacy, which we all must respect.

Oh, and please “Concerned Members”, explain the BIG difference between Covid cases and Covid infections that you seem to think exists since that information doesn’t seem to be known by my doctors. Cases are confirmed infections, neither of which is the Board’s business to share.

Transparency Corner (Con't.)

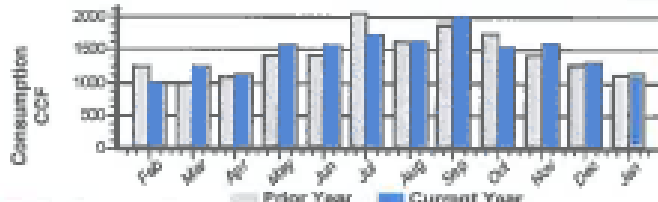
You state you want your PPMC Board of Directors to adopt a protocol to protect our members and our Corporation, I believe we already have by:

- 1) Keeping current with State and County Covid-19 regulations.
- 2) Recommending members wear a mask whenever away from your home or around other people.
- 3) Keep at least 6 feet social distancing.
- 4) Wash your hands frequently with soap and water for 20 seconds or use hand sanitizer with at least 60% alcohol content.
- 5) Avoid touching your nose, mouth and eyes.

Your Board hopes you are all staying safe and healthy!

Dick Lovelace, Vice President – Paradise Park Masonic Club

Water Update

Previous Balance	Payment Made	Adjustments	Unpaid Balance	Current Charges	Total Charges															
\$14,937.90	-\$14,937.90	\$0.00	\$0.00	\$12,970.89	\$12,970.89															
Account Summary:																				
Account Number: 100-08801-011			<div>Thank You!</div> <div>Your timely payment is appreciated.</div>																	
Customer Name: PARADISE PARK																				
Service Address: 0 PARADISE PARK																				
Account Type: Multi Family, Dwelling Units: 387																				
Service Period: 12/8/2020 - 1/6/2021, 30																				
AUTOPAY - DO NOT PAY																				
Utility Charges:			Water Usage Analysis Graph:																	
Water - Ready-to-Serve 3" \$88.68																				
Water - Consumption Charges (1133 CCF):																				
1133 CCF @ 8.04 \$9,109.32																				
Water - Infrastructure Reinvestment Fee (1133 CCF):																				
1133 CCF @ 2.33 \$2,639.69																				
Water - Rate Stabilization Fee (1133 CCF):			<div>Meter Information: (1 CCF = 100 cubic feet or 748 gals.)</div> <table><tr><td>Meter No.</td><td>Read Date</td><td>Current</td><td>Previous</td><td>Cons</td></tr><tr><td>88854616</td><td>1/5/2021</td><td>3010</td><td>2552</td><td>458</td></tr><tr><td>88854618</td><td>1/5/2021</td><td>4689</td><td>4014</td><td>675</td></tr></table>			Meter No.	Read Date	Current	Previous	Cons	88854616	1/5/2021	3010	2552	458	88854618	1/5/2021	4689	4014	675
Meter No.	Read Date	Current				Previous	Cons													
88854616	1/5/2021	3010	2552	458																
88854618	1/5/2021	4689	4014	675																
1133 CCF @ 1.00 \$1,133.00																				
TOTAL \$12,970.89			Water consumption this period: 847,484 gallons Average water use this period: 28,249 gallons/day																	
			Important News from the Water Department:																	

NOTICE



Amazon has started doing deliveries directly to customers' doors with their own drivers.

There is no exception to this new policy.

PLEASE change your Amazon delivery addresses to your street address!!

Saturday, December 19, 2020

AM & PM EXECUTIVE SESSION MINUTES — REDACTED

Meeting was called to order at 9:02am with Dick Lovelace, Harold Brown and Verdie Polizzi present via Zoom and Kurt Likins by phone. Joe Mayo absent.

1.0 EXECUTIVE ACTION ITEMS

- a) Review of November 21, 2020 Executive Session minutes (redacted & unredacted)

2.0 DISCUSSION TOPICS

- a) Manager report — None
- b) Recall petition update
- c) Deceased Member documentation reviewed, letter to be sent
- d) Improvement sales
- e) Suspension/termination letters to re-send
- f) Washington path history

3.0 CORRESPONDENCE

- a) Incoming - reviewed
- b) Outgoing - reviewed
- c) Incident Reports - one reviewed, letter to be sent

4.0 INFORMATION

- a) Members Pending List- reviewed
- b) Improvements for Sale List - reviewed
- c) Building Project List - reviewed
- d) Staking Log/Reports - none
- e) Financial Reports – reviewed

5.0 LEGAL MATTERS

- a) Update given

Meeting adjourned at 2:15pm.

OPEN Session Minutes

December 19th, 2020

11:09 a.m. via ZOOM

1.0 Opening Items

- a) Roll Call: 4 Directors present via Zoom with President Kurt Likins calling in via telephone and Joe Mayo absent.
- b) The Invocation and Pledge of Allegiance were led by Dick Lovelace.
- c) Consideration of Late Additions to the Agenda: None
- d) Reports from Executive Meeting – Letter received from Santa Cruz County employee Cheryl Winsor and read to all by Dick Lovelace. Office received this letter on December 17th but was also previously distributed around the Park by Members. Letter deals with roster reports that the County requires. Board is disturbed that the reports were sent to the County, but the County denies receiving them so Board now to send via return receipt for any communications with the County. Extensive discussion regarding tax bills. This year no 13-page document was received. Bookkeeper requested something in writing explaining this but has not received. Due to the CoVid pandemic County is very understaffed and behind. The amounts of the taxes paid will not change but the way in which they are processed has. Board Member Verdie emphasizing that this is not a conspiracy to undermine the Park as some have suggested.
- e) Minutes from Executive Sessions for November 21st were read and approved as written. 4-0
- f) Minutes from the Executive Session for October 17th were read and approved as written. 4-0
- g) Minutes from the Open Session October 17th minutes were read and approved as written. 4-0

2.0 Reports

- a) Manager Report — Steve reporting that the small water issue near the covered bridge has been fixed. Steve now working to see if he can get any kind of reimbursement from the Water Dept. Steve also reporting that the Office is still closed due to the CoVid restrictions. Staff will return emails and messages as they receive them. Packages will be delivered by Steve and Andrew during the week of Christmas. Steve encouraging all to look around their allotments. Please keep belongings on your own allotment, not the common areas. Please remove items off the common areas. Steve thanking Members Johnny Wells and Chuck Backman for putting up the Christmas lights on the bridge, social hall, and entrance. Looks great and is appreciated by all.
- b) President's Report — Kurt Likins thanking Dick Lovelace for running today's meeting via Zoom. All Board members are in their own homes for safety. Kurt reporting there are 5 CoVid cases in the Park. Encouraging all to be safe. Wear masks and social distance. Kurt read to all a letter from our legal counsel Robert Bosso. Kurt wanting all to be aware of what some Members are doing.
- c) Treasurer's Report — Treasurer Joe Mayo absent. Board reporting that there was a small number of Members that didn't pay TADS. Billings based on a 2% increase per the County. A few Members paid the county directly, Verdie explaining that it is totally ok to do, but causes a lot of confusion when the Park is not notified prior to payments. Verdie also reporting that the auditors came into the office and stayed approximately 2-3 hours gathering needed documents and information. In the past they have been there for up to 3 days. As a result, audit will be under budget this year.
- d) Other Directors Reports — None

3.0 Unfinished Business

- a) Tree Request— 652 St. Augustine Tabled from last month. No new information received regarding the health of the tree requested for removal. Motion made to deny. Second. Passed 4-0.

4.0 Committee Reports

- a) Budget—No report
- b) Building—No report
- c) Bylaws—No report
- d) Long Range Planning—No report
- e) Recreation—No report
- f) Staking—No report
- g) Tree – Handled earlier in the meeting. (Unfinished Business 3.0 -a)

5.0 Ad Hoc Committees

- a) ERT—No report
- b) Orientation—No report
- c) Historical —No report
- d) Water —No report

6.0 New Business

- a) Status of future Board meetings — President Kurt reporting that until there are changes with the State and County restrictions all meetings will be via Zoom. Board had planned on meeting with new Members in person this month but was advised by legal counsel against it.

7.0 Open Forum

Member Dennis Gloeckler: Question regarding the Common Land Tax. Dennis believes he is being double billed. Answer - Verdie stating Board is following the Bylaw that says all taxes are passed through to the membership. Was done incorrectly in the past and never should have been paid out of the Operating Budget. Extensive discussion of processes again reviewed, with little agreement.

Member Laura Craft: Not happy about Members and Manager washed cars when we are supposed to be conserving water. Encouraging all to go to a car wash instead.

Member Fred Dunn-Ruiz: Q- Have Committee lists been published? A- No but we will get that in the next bulletin.

Member Tawni Servi: Q- What is the criteria used by the Board to determine when someone is acting “un-masonic”? Tawni believes the Lodge/Chapter should be involved. A- Dick Lovelace: The behavior that is disrespectful to the Park and its Members. Citizenship statute covers much of the situation. Dick then reads Bylaw #24 Section B and informing all that typically there are several verbal or written warnings, a request to meet with the Board, and after continued infractions, they’re fined and suspended.

Member Heather Mumy: Commending the Board for looking at the accounting errors that have been occurring over the years and correcting. Heather appreciative of the work of the Board.

Member Shirley Radder: Informing all that there have been severe delays in the actual delivery of the mail to the Park. The problem lies with the Post Office, not the Park Office. Shirley encouraging all to have more understanding regarding delays.

Member Cyndy Crogan: Q-Are the current bylaws online? A-No, there are website issues that we are having difficulty correcting. Working to correct. Q- Washington Path status? A-Dick Lovelace reporting it is a financial issue. Simply do not have enough money to tackle. President Kurt adding that engineers came out after the 2017 rains to look at. Basically, looking at extensive costs, multiple millions to fix. Kurt in favor of spending but would require a new loan for the membership. Board in favor of looking at further but want the Membership to know going in about the costs. Q-Can Zoom meetings be recorded and saved and offered to those that cannot attend? A- Yes.

Member Jen Arthur: Asking Board to allow new Members to meet via Zoom. A- Dick Lovelace- Board to look at in the next 3 weeks, after the Purple CoVid Status is removed.

Member Linda Dyson Weaver: More discussion of the Common Land tax. Asking to consider a Bylaw change that if someone writes anonymous letter and that person or group is found out- they are fined the maximum amount of 5K. Regarding Washington Path, Linda asking if a historical grant could be possible. Linda concerned about what would happen if nothing is done to correct. A- Kurt in favor of educating all Members about costs and put it out to the Membership.

Associate Member Karen Gutt: Proposes the entire Membership and Board to take a pause and work to stop the anger in the Park. The Board needs to be honored. In favor of more mediation more discussion and more heartfelt reflection by all.

Associate Member Mark Zevanove: Responding to anonymous letter read by Kurt Likins. Although Mark agrees with the content of the letter, does not agree to the non-signatures. Mark also in favor of electronic meetings. Mark realizes there are confidentiality issues regarding discussing the terminations of Members. Board Member Harold Brown in favor of releasing such information with permission from the Members involved.

Associate Member Pam McHenry: Q- is it possible for remediation to be done on Washington Path? Small portion perhaps? A- it is on the Riparian Corridor so always will be costly no matter the size of the job.

Member Cheryl Dangreau: Revisiting the questions from last Board meeting regarding the Water meter discussion and front gate. A- Board looking at different options that do not include water meters. Kurt has reviewed the reports from the previous committees and is in favor of all being informed and then decide how to move forward. Will be on unfinished business next month.

Member Sharon Naraghi: Sharon was on the original water committee and is encouraging of committee progress.

Member Tawni Servi: Q- Are there any Terminated Members currently? A- Yes, there is one.

Member Fred Dunn-Ruiz: Q- Will the Board be deciding where the water committee is headed? A- No, will be in Open Session, not in Executive.

Vice President Dick Lovelace asking for any more input or comments. None received.

Meeting adjourned at 1:38 p.m.

Meeting

THE NEXT ZOOM BOARD OF DIRECTORS MEETING WILL BE HELD

SATURDAY FEBRUARY 20, 2021 @ 11:00AM

ZOOM INFORMATION WILL BE SENT OUT VIA E-BLAST PRIOR TO THIS DATE!

PLEASE PLAN ON ATTENDING!

Improvements for Sale by Member

All allotment use privileges, and Membership are subject to the approval of the Board of Directors. **IMPORTANT NOTICE:** The sellers solely provide the descriptions of improvements for sale. Such information is not verified or checked for accuracy by Paradise Park Masonic Club, Inc. The Club does not warrant, and disclaims any responsibility for, the accuracy, truthfulness or completeness of any information provided.

SECTION 1			
457 York Ave.	Jennifer Hostetler Arthur (831) 251-6782 Jen.d.arthur@gmail.com	\$299,000 SALE PENDING	Light and bright 2 bedrooms, 1 bath. Carport and bonus 10'x12' office/storage unit on the back deck fully lined with windows. Living/dining room features vaulted ceiling, skylights, high windows and modern fan. New hardwood floors and new carpet in the bedrooms. Mexican tiled kitchen with deep surfaces and drawers throughout. Separate laundry room. Master bedroom has a walk-in closet with access to storage in the attic. The entire interior is freshly painted. Back yard is secluded and bright. Low maintenance yard.
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	\$295,000	2 Bedrooms, 1 Bath, 900 Sq. Ft. Improvement on a 2500 sq. ft. allotment. Recently remodeled including new Day Room with great built-ins, as well as a day bed. Includes On demand water heater, Central heating, new kitchen, wired in generator. Wonderful stone Great Room. Sale also includes washer and dryer. Parking for 2 cars.
495 Knight Templar	Laurie Harden Contact: Mark Zevanove, Agent (831) 588-2089	\$545,000	Two houses in one. This is one of the largest homes in the Park. One side a modern home with 2 huge bedrooms, central heating, modern appliances, and skylights. The other side, a rustic home with high ceilings in living room with a loft and separate bedroom. Both sides have their own kitchens and bathrooms. This is an ideal place for a large family. Must see inside to appreciate!
417 Joppa Street	Mark Thompson Contact: 831-331-3473 Contact: Mark Zevanove, Agent (831) 588-2089	\$229,000 SALE PENDING	Fun, open layout on a sunny lot near covered bridge and river (never floods). 1 Bedroom, 1 bath plus side wing for added sleeping (potential 2 nd bedroom). Gorgeous natural lighting from skylights, solar tube and countless windows. Vaulted ceilings. Fireplace and furnace. Newer roof, deck, washer & dryer and gas range. Parking for 5 including a large, enclosed RV garage (lots of storage). Come and look at this great opportunity!
428 Joppa Street	David Sellery Contact: (831) 479-4409 david@davidsellery.com	\$550,000	3 Bedroom 1.5 Bath. Raised Knotty pine living room ceiling with fireplace and all new flooring. Completely tiled Master bath. Detached garage. Expansive garden with gorgeous, private, natural setting with sun along the river. Above the flood zone. 1,250 Sq. Ft. improvement.
SECTION 2			
272 Keystone Way	Pamela Maxwell pamstgiant@yahoo.com (530) 545-0911	\$280,000	2 Bedroom, 1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New granite counter tops. New flooring in bathroom and laundry. New driveway. Cozy riverfront cabin in great, sunny location.
351 Crypt Lane	Gary Brandenburg Contact Mark Zevanove, Agent (831) 588-2089	\$349,000	*Secluded compound overlooking the Picnic Grounds* This oasis in the forest was remodeled in 2009 and features 4 bd/2ba dispersed between a 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit and fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask agent about restricted use.
280 Keystone Way	Gary Newton Contact: Home (650) 344-3245 Cell (650) 334-9495 garynewton@gmail.com	\$345,000 New Listing!	2 Bedroom, 2 Bath. Double lot with sunny southern exposure towards the river with one of the best views in Paradise Park. Cozy cabin exterior with approx. 1000 sq. ft. Covered double carport and nice deck overlooking the river. Interior is bright and updated and has vaulted ceilings, skylights, deluxe kitchen with granite countertops. Hardwood and stone floors. Appliances, washer/dryer and some furnishings also included. Cabin and yard are in good condition
SECTION 3			
239 Temple Lane	PPMC Office - (831) 423-1530 Contact: Mark Zevanove, Agent (831) 588-2089	\$199,000 New Price!	LOCATION! LOCATION! LOCATION! This beachfront improvement is a 2bd/1ba, 1,200+sqft home on an approximately 3,600sqft. allotment. The home has vaulted beam ceilings, a wood burning fireplace, decking overlooking Sandy Beach, and tons of potential. If you or anyone you know is interested in this little house by the river, please submit an application for membership/purchase with the required documentation and fees to the PPMC Office.
225 Acacia Lane	Judy Belghe Contact: Mark Zevanove, Agent (831) 588-2089 mark@oceanstreetrealty.com	\$295,000	Charming cottage remodeled in 2001 and updated in 2014. This jewel is custom throughout and must be seen to appreciate. Enjoy the built in BBQ, the outdoor theater, 2-person hot tub and the kitchen with bamboo floors, marble countertops, stainless steel appliances. Living room with a fireplace and skylights. In addition there is a studio unit that includes a washer and dryer.
SECTION 4			
614 Keystone Way	Timothy Cooper Home: (408) 267-4049 Cell: (408) 250-0694 tb_dcooper@yahoo.com	\$275,000	2 Bedroom. 1 Bath. Double lot. Quiet, sunny location with great river views. At high point of the river. All furniture and appliances included. Please set up an appointment to view. Selling "As-is".
610 Keystone Way	Gail Marshak (760) 777-1323 Cell (760) 574-6866 gmarshek@dc.rr.com	\$395,000 New Price!	Sunny, south facing amazing views of the river. Over 300 Sq. Ft. deck. Private location. 2 Bedroom, 1.5 Bath. Approximately 1250 Sq. Ft. sold furnished. Large lower level family room with wood burning fire place and direct access to the deck overlooking sandy beach. Sold As-is. Owners husband is a licensed real estate broker. Must see this amazing location to appreciate Paradise Park!

628 St. Augustine	Sarah Yeager Contact: Mark Zevanove 831-588-2089 mark@oceanstreetrealty.com	\$295,000 New Listing!	Must get inside to appreciate this single level, 3 Bedroom, one bath riverside house. 2017 flood din does not enter the house. 2017 new hot water heater, 2013 new deck, 2011 new roof. 2014 tented and fumigated. Located across from the tennis courts & play area and just steps from the covered bridge. Great Value at \$295,000
SECTION 6			
109 Keystone Way	Julie Bast 831-334-0334	\$100,000	Vacant Lot. Contact Seller for more information.
135 St. Alban	Leonie Stern Please Contact: Allan Melikian 831-588-4901	\$265,000 \$255,000 Price Reduction	New listing. Single story, 2 bath, 2 bedroom in the front of the Park. Lots of sun, 1000 Sq. Ft. improvement. Move in condition! Call Allan Melikian for more information.
114 Keystone Way	Rebecca Coker Rebeccalovelaceus@yahoo.com 831-331-8483	\$250,000	Cottage with 2 Beds, 1 Bath. Large parking area, carport, gazebo, additional grey water system, airtight windows and a nice sunny area.
127 Keystone Way	Jennifer Kato (209) 765-7984 jjkato@comcast.net	425,000 New Listing!	Beautiful 2 story home with 2 bedrooms and 1 extra room that can be used as a bedroom/playroom/office. Open floor concept upstairs with a beautiful fireplace. This house is a home! Sold as is
139 St. Alban	Michael DeVore/DeVore Estate Contact: Mark Zevanove, Agent (831) 588-2089	\$299,000	Huge potential, lots of Possibilities here with a 7500 Sq. Ft. allotment. 3 Bedrooms, 2 Bath approx. 1700 Sq. Ft. improvement. Garage and carport. 2 Fireplaces. Come and see and let this be your blank canvass.
144 St. Alban	Lauren Pottinger Please Contact Mike Pottinger (925) 785-6433 mikepottinger@aol.com	\$229,000	2 Bedroom, 1 Bath cozy cottage. Detached garage. Parking. Front Patio, semi enclosed backyard. Dining, living room with fireplace. Sky lights. Recent roof well maintained. Call for more information and/or photos.
188 St. Bernard	Adam Korbas Contact: Mark Zevanove, Agent (831) 588-2089	\$325,000 SALE PENDING	Come and see this remodeled Section 6 beauty featuring 3 bedrooms and 2 baths. A large, open floorplan with beam ceilings and skylights. One car garage, Carport with parking for 3 cars. Central heat and double pane windows. Fireplace and Pergo flooring. Laundry room and a large fenced yard. Hot tub surrounded by large deck. Custom storage and playhouse. Newer propane system and gas lines. Newer "membrane" roofing new electric box. Newer appliances all included!
195 St. Bernard	Estate of John Fisher Contact: Mark Zevanove (831) 588-2089	\$400,000 New Listing!	This modern three-bedroom, 2-bathroom home features almost 2100 square feet of level floor plan. Built in 1983 this home has it all. Central heat, fireplace in the living room. Large deck overlooking the river. Tow full garages with shop area. Kitchen includes dishwasher and disposal. Formal dining room. Get in to see this one.

**All questions about an allotment improvement should be addressed solely to the seller.*

MEMBERSHIP APPLICATIONS PENDING

Applicant

Date Posted

Member/Seller

Allotment

MEMBERS

Michael Greenberg
Diana Chiang
Kalla Vieaux

09/30/2020
09/30/2020
10/20/2020

Jen Arthur
Adam Korbas
Mark Thompson

457 York Ave.
188 St. Bernard
417 Joppa

ASSOCIATE MEMBER

Hilda Lenau
Tim Crawford
Karie Lee Sutter
Dawn S. McGuire

01/15/2020
08/17/2020
09/11/2020
11/20/2020

Jeanne Lewis
Jeannette Baird
Marty Zimmerman
Leslie Schmid

586 Keystone Way
447 York Ave,
190 St. Bernard
166 St. Bernard

Paradise Park Masonic Club

Balance Sheet

As of December 31, 2020

ASSETS

Current Assets

Checking/Savings

1000 - Cash and Equivalents

1015 - Checking accounts

1016 - BofA Recreation Ckg

1017 - WFB Checking - 4461

1018 - BFCU Ckg *4190

10,882.19

501,931.99

40,973.14

Total 1015 - Checking accounts

553,787.32

1019 - BFCU Saving *4174

44,765.25

1020 - Petty Cash

172.80

Total 1000 - Cash and Equivalents

598,725.37

1030 - Capital Reserves

1033 - USB Init Reserve CD 2032

144,687.76

1034 - WFB CD 8385

115,284.89

1035 - BofA CD 0500-01-03

78,151.51

1036 - WFB rest. checking xx1035

211,533.59

1037 - BFCU Capital Improve Ckg -0306

13,512.73

Total 1030 - Capital Reserves

563,170.28

1040 - Comcast Accounts

1041 - USB Checking 0920-Comcast

24,300.21

1042 - USB CD 5223 - Comcast

8,343.26

1043 - USB CD 5249 - Comcast

22,103.27

Total 1040 - Comcast Accounts

54,746.74

Total Checking/Savings

1,216,642.39

Accounts Receivable

1100 - Acct. Receivable

558,552.05

Total Accounts Receivable

558,552.05

Other Current Assets

1099 - Undeposited Funds

1,046.46

1101 - Clearing Account

(911.44)

1112 - Receivables - Escape Taxes

1119 - Escaped taxes 2017-18

(2,177.15)

1120 - Escaped taxes 2018-19

(284.69)

Total 1112 - Receivables - Escape Taxes

(2,461.84)

1190 - Allowance for Doubtful accts

(20,000.00)

1400 - Prepaid Expenses

1401 - Prepaid Property Taxes-Park

99,526.14

1402 - Prepaid Insurance

70,064.89

1403 - Prepd Prop tax land Members

210,901.99

1404 - Ppd Prop Tax Supplement Members

(428.61)

1405 - Member Property Taxes

(300,972.80)

1406 - Member Property Taxes - Escape

(6,150.10)

Total 1400 - Prepaid Expenses

72,941.31

Total Other Current Assets

50,614.49

Total Current Assets

1,825,808.93

Fixed Assets

1500 - Fixed Assets

1502 - Land

323,182.00

1503 - Land Improvements

544,982.20

1504 - Bldgs. & Covered Bridge

413,006.11

1505 - Upstairs office Apartment

37,480.47

1506 - Water Project - Sect. 1, 2

1,399,386.50

1507 - Water Project Sect.3 and 4

2,198,739.71

1508 - Griff Nelson Water Project

1,059.26

1510 - Autos/Trucks/Tractors

133,940.49

1511 - Radio Equipment

14,487.81

1512 - Equipment

187,550.43

1590 - Accumulated Depreciation

(2,475,371.00)

Total 1500 - Fixed Assets

2,778,443.98

Total Fixed Assets

2,778,443.98

TOTAL ASSETS

4,604,252.91

Paradise Park Masonic Club

Balance Sheet

As of December 31, 2020

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2000 - Accounts Payable

418,951.34

Total Accounts Payable

418,951.34

Other Current Liabilities

2100 - Property Taxes Liability

2101 - Supplemental Tax for Member

(885.78)

2102 - Member land prop tax/ pay

(1,036.82)

Total 2100 - Property Taxes Liability

(1,922.60)

2200 - Other Current Liabilities

2210 - Other Taxes Payable

2212 - Federal Income Tax Payable

(620.00)

Total 2210 - Other Taxes Payable

(620.00)

Total 2200 - Other Current Liabilities

(620.00)

2300 - Accrued Expenses

2302 - Accrued Payroll

6,024.04

2303 - Accrued vacation payable

8,743.09

Total 2300 - Accrued Expenses

14,767.13

2500 - Deferred Revenue (TADs)

772,119.52

2510 - Deferred Revenue - Comcast

12,567.00

2600 - Current Portion FEMA/SBA Loan

18,319.66

Total Other Current Liabilities

815,230.71

Total Current Liabilities

1,234,182.05

Long Term Liabilities

2700 - Long Term Portion SBA Loan

62,525.27

Total Long Term Liabilities

62,525.27

Total Liabilities

1,296,707.32

Equity

3100 - Equity Master

3101 - Restricted Funds-brd designated

3102 - New Water Project Reserve

244,206.00

3103 - Init Fee Major Improvement Rsrv

506,315.97

Total 3101 - Restricted Funds-brd designated

750,521.97

3150 - Investment n Property

3,961,240.31

3200 - Other Temp. Restricted Funds

3201 - Recreation Reserve

21,745.60

3202 - Gardner/Bunker restricted

4,960.00

3205 - Historical restricted

567.25

3206 - Picnic Grounds restricted

6,986.03

3207 - Dog Park

2,061.23

3210 - Community Garden Restricted

1,162.74

3211 - ERT

256.43

Total 3200 - Other Temp. Restricted Funds

37,769.28

3300 - Unrestricted Fund Balance

(470,560.46)

Total 3100 - Equity Master

4,278,971.10

3900 - Retained Earnings

(839,170.88)

Net Income

(132,254.63)

Total Equity

3,307,545.59

TOTAL LIABILITIES & EQUITY

4,604,252.91

Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
May through December 2020

	May - Dec 20	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 · INCOME				
4010 · Member Annual Dues	48,822.90	78,200.00	(29,377.10)	62.4%
4015 · Member Assessment Fees	220,021.40	348,668.00	(128,646.60)	63.1%
4100 · New Member Initiation Fees	20,079.00			
4200 · Membership Transfer Fees	1,917.00	2,000.00	(83.00)	95.9%
4300 · Member Services Fees	1,518.00	1,332.00	186.00	114.0%
4600 · Facility Use Fees	23.00	1,000.00	(977.00)	2.3%
4700 · Finance/Late Charges	2,566.13	1,332.00	1,234.13	192.7%
4800 · Penalties/Fines	6,412.87	2,000.00	4,412.87	320.6%
4910 · Comcast Income	11,679.58	10,668.00	1,011.58	109.5%
4920 · Interest Income	145.87	332.00	(186.13)	43.9%
4950 · Other Income	460.00	1,000.00	(540.00)	46.0%
4965 · SBA Special Assess Princ Earned	9,025.60			
4966 · SBA spec assess interest earned	0.00	14,434.00	(14,434.00)	0.0%
Total 4000 · INCOME	322,671.35	460,966.00	(138,294.65)	70.0%
Total Income	322,671.35	460,966.00	(138,294.65)	70.0%
Gross Profit	322,671.35	460,966.00	(138,294.65)	70.0%
Expense				
6000 · EXPENSES				
6100 · PAYROLL EXPENSE				
6110 · Salaries and Wages	98,265.87			
6150 · Payroll Taxes	7,517.32			
6160 · Workers' Comp	(1,575.30)			
6170 · Employee Health Insurance	19,184.61			
6181 · Personnel costs	0.00	150,000.00	(150,000.00)	0.0%
6190 · Bonus	3,000.00			
Total 6100 · PAYROLL EXPENSE	126,392.50	150,000.00	(23,607.50)	84.3%
6800 · OPERATING EXPENSE				
6801 · General & Administrative Exp	138.19			
6810 · Auto and Truck Expense	5,743.25	2,668.00	3,075.25	215.3%
6815 · Member Service Expense	108.00			
6830 · Bank Fees	633.44	668.00	(34.56)	94.8%
6840 · Communications	3,930.78	4,000.00	(69.22)	98.3%
6850 · Computer and IT	956.91	668.00	288.91	143.3%
6860 · Depreciation Expense	77,490.00	128,000.00	(50,510.00)	60.5%
6870 · Dues & Subscriptions	120.00	200.00	(80.00)	60.0%
6875 · Equipment Repairs	41.68	668.00	(626.32)	6.2%
6877 · Equipment Rental	1,291.04	2,668.00	(1,376.96)	48.4%
6880 · Insurance	35,577.10	60,000.00	(24,422.90)	59.3%
6890 · Interest Expense	1,985.40	0.00	1,985.40	100.0%
6900 · Licenses and Permits	30.00	100.00	(70.00)	30.0%
6905 · Other Miscellaneous Expense	1,801.32			
6910 · Office Supplies	3,401.19	2,668.00	733.19	127.5%
6913 · Rec. Activities Annual Bdgt	136.24	4,332.00	(4,195.76)	3.1%
6914 · Shop/Park Supplies	5,567.57	4,000.00	1,567.57	139.2%
6915 · Repairs & Maintenance				
6916 · Repairs & Maintenance Buildings	2,505.04	5,668.00	(3,162.96)	44.2%
6917 · Repairs & Maintenance Roads	6,000.00	1,668.00	4,332.00	359.7%
6918 · Repairs and Maintenance Water	0.00	1,668.00	(1,668.00)	0.0%
6919 · Repairs and Maintenance Grounds	8,866.76	10,668.00	(1,801.24)	83.1%
Total 6915 · Repairs & Maintenance	17,371.80	19,672.00	(2,300.20)	88.3%
6920 · Taxes				
6922 · Federal Income Tax	(1,355.93)	500.00	(1,855.93)	(271.2)%
6923 · State Income Tax	0.00	100.00	(100.00)	0.0%

Paradise Park Masonic Club
Profit & Loss Budget vs. Actual
May through December 2020

	May - Dec 20	Budget	\$ Over Budget	% of Budget
Total 6920 · Taxes	(1,355.93)	600.00	(1,955.93)	(226.0)%
6930 · Utilities				
6931 · Electric	7,230.80	8,000.00	(769.20)	90.4%
6932 · Garbage	3,440.89	6,668.00	(3,227.11)	51.6%
6933 · Water	147,304.46	150,000.00	(2,695.54)	98.2%
6934 · Propane	2,816.11			
Total 6930 · Utilities	160,792.26	164,668.00	(3,875.74)	97.6%
6940 · Training	0.00	668.00	(668.00)	0.0%
6945 · Travel & Entertainment				
6946 · Travel	3,285.64			
6948 · Meals	666.17			
Total 6945 · Travel & Entertainment	3,951.81			
6950 · Postage & Delivery	1,385.61	1,336.00	49.61	103.7%
6960 · Printing and Reproduction	0.00	2,000.00	(2,000.00)	0.0%
6970 · Professional Services				
6971 · Accounting				
6973 · Payroll Processing Fees	1,216.39	1,166.00	50.39	104.3%
6971 · Accounting - Other	12,219.50	29,400.00	(17,180.50)	41.6%
Total 6971 · Accounting	13,435.89	30,566.00	(17,130.11)	44.0%
6975 · Legal Expense	4,727.64	14,668.00	(9,940.36)	32.2%
Total 6970 · Professional Services	18,163.53	45,234.00	(27,070.47)	40.2%
6990 · ERT Expense	0.00	1,336.00	(1,336.00)	0.0%
6800 · OPERATING EXPENSE - Other	122.89			
Total 6800 · OPERATING EXPENSE	339,384.08	446,154.00	(106,769.92)	76.1%
Total 6000 · EXPENSES	465,776.58	596,154.00	(130,377.42)	78.1%
7910 · Bank Service Charges	48.00			
Total Expense	465,824.58	596,154.00	(130,329.42)	78.1%
Net Ordinary Income	(143,153.23)	(135,188.00)	(7,965.23)	105.9%
Other Income/Expense				
Other Income				
8000 · Other Income				
8002 · Donations - Almoner's Fund	100.00			
8011 · Other Miscellaneous Income	10,200.00			
8000 · Other Income - Other	816.60			
Total 8000 · Other Income	11,116.60			
Total Other Income	11,116.60			
Other Expense				
9000 · Other Expense				
9010 · New Memb Initiation fees Exp	218.00			
Total 9000 · Other Expense	218.00			
Total Other Expense	218.00			
Net Other Income	10,898.60			
Net Income	<u>(132,254.63)</u>	<u>(135,188.00)</u>	<u>2,933.37</u>	<u>97.8%</u>

Mark Zevanove Presents 10 Paradise Park Properties

Paid advertisement



498 Amaranth – \$295,000 “New Price”

2 Bd, 1 Ba, 900 Sq. Ft. improvement on a 2500 sq. ft. allotment. Recently remodeled including new Day Room with built-ins, as well as a day bed. Includes On demand water heater, Central heating, new kitchen, wired in generator. Wonderful stone Great Room. Includes washer & dryer. Parking for 3 cars



188 St Bernard – \$325,000 “Pending Sale” Come and see this remodeled beauty. 3 Bd/2 Ba with a large open floorplan with beam ceilings & skylights. 1 car garage & carport. Central heat & double pane windows. Fireplace, pergo flooring, laundry room and a large fenced yard. Hot tub surrounded by large deck. Custom storage & playhouse. Newer propane system, gas lines, membrane roofing, & Electric panel.



417 Joppa St – \$229,000 “Pending Sale”

Warm and sunny 1 bedroom 1 bath. New roof in 2014, new deck in 2018. Recently updated electrical throughout. New washer and dryer and gas stove. Massive enclosed carport for campers/storage. A must see!!



239 Temple – \$199,000 “New Price”

Location! Location! This beachfront improvement is 2bd/1ba 1200+ sq.ft. home on an @ 3600 sq.ft. allotment. The home has vaulted beam ceilings, wood burning fireplace, decking overlooking Sandy Beach, and tons of potential. If you or anyone you know is interested in this little house by beach please let Mark know.



139 St Alban – \$299,000

Huge potential with lots of possibilities here (@7500 sq.ft. allotment). 3 Bedrooms 2 Bathrooms approx. 1700 sq.ft. improvement with garage & carport. 2 fireplaces. Come and see and let this be your blank canvas.



Mark Zevanove DRE# 00662936

(831) 588-2089

Mark@oceanstreetrealty.com



Mark Zevanove Presents 10 Paradise Park Properties

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351 Crypt – \$349,000 “Secluded compound overlooking the picnic grounds” Remodeled in 2009 & features a 4bd/2ba home dispersed between 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1 bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit & fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask Agent about restricted use.



225 Acacia Lane – \$295,000

Charming Cottage remodeled in 2001 and updated in 2014. This jewel is custom throughout and must be seen to appreciate. Enjoy the built in BBQ, the outdoor theater, 2 person hot tub, bamboo floors in kitchen, marble countertops, & stainless steel appliances. Living room has a fireplace & skylights. In addition there is a studio unit that includes a washer and dryer.



628 St Augustine – \$295,000

Must get inside to appreciate this single level 3 bedroom 1 bath riverside home. 2017 flood did not enter the house. 2017 new hot water heater, 2013 new deck, 2011 new roof, 2014 tented and fumigated. Located across from tennis courts and play area. Just steps to covered bridge. A great value at \$295,000



195 St Bernard – \$400,000

This modern 3 bedroom, 2 bath home features almost 2100 square feet of level floorplan. Built in 1983 this home has it all. Central heat, fireplace in living room. Large deck overlooking the river. Two car garage with shop area. Kitchen includes dishwasher and disposal. Formal dining room. Get in to see this one.



495 Knight Templar – \$545,000

2 Houses in one. One of the largest homes in Paradise Park. 1 side a modern home with 2 huge bedrooms, central heating, modern appliances & skylights. The other side a rustic home with high ceilings in living room with loft & separate bedroom. Both sides have their own kitchen & baths. 2 car garage. Over 3200 sq.ft of improvements.



Mark Zevanove DRE# 00662936

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CHARMING CRAFTSMAN COTTAGE

Charming one a kind hand-crafted cottage remodeled in 2001 and updated in 2014. This unique property features extensive craftsman detailing and finishing including knotty pine interior with custom stained-glass widows, wide plank flooring, custom doors and windows and copper gutters.

Extra capacity and always maintained septic system, professionally designed landscape with extensive low voltage lighting, mature shrubs and perennials. Granite staircase, river rock planting beds, exterior hot cold shower, built-in Weber Summit BBQ and cabinets, programable irrigation system, and blue stone patio with exterior stone decorative fireplace.

Kitchen features custom English pine cabinets, bamboo floor, marble counter tops, farmhouse sink, stainless steel appliances, dishwasher and convection oven. Bathroom completely remodeled in 2014 with tile floor, shower and water saver Toto toilet.

Cottage completely insulated with propane heating / fireplace and hand made tile hearth. Property includes additional "studio" unit separate from the cottage that can be used as an extra room / office which includes washer dryer.

Contact Mark Zevanove

831.588.2089

mark@oceanstreetrealty.com

Offered at \$295,000



www.225acacialn.com 225 Acacia Lane Santa Cruz