



### **Board of Directors**

- **President**

Kurt Likins  
kurtlikins@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

Website address:  
www.ppmc-sc.org

## **President's Message**

I would like to start off by saying that the Board is going to work very hard to be more transparent and improve communications with the membership. These were concerns that we heard from many, and we will do our best to improve in those areas.

Recently, the Board had asked that Labor Day activities not be held this year, and the reason for doing so was very simple. We are in the middle of a pandemic, and we were trying to keep the membership safe from the Virus. However, several members decided to ignore our request. Some held events at the Picnic Grounds, which included a dance and a basketball tournament. Still others participated in a Cabin Crawl – moving from cabin to cabin. We all love our Labor Day activities, and I missed them too. However, in the future we ask that the membership abide by requests of the Board of Directors.

During the open Zoom Meeting held on September 26<sup>th</sup>, Dick Lovelace mentioned the Cal Fire Burn Ban, which suspends the use of outdoor wood burning fires. The Board asks the all members abide by this ban in order to keep our community safe. We have not created a Board Directive concerning the ban at this time, and if all members continue to respect Cal Fire's requirement, then there will be no need to do so in the future.

The Board met with six applicants for Associate Memberships after the open meeting. The last meeting ended after 3PM.

This year has been tough for everyone and I am hoping everything will start to improve as it winds down.

Stay Healthy!

Fraternally,  
Kurt Likins  
President PPMC 2020



**MANAGER'S REPORT**

We made it through the fire evacuation with no fire damage to the Park or anyone's improvement. I would like to thank the Membership for their patience and understanding during that time, as well as for all the kind words and support. The ERT did an excellent job in assisting with pre-evacuation notifications, and when it was time to evacuate the evacuation process was exceptionally smooth.

Let's start to prepare for the rainy season by starting to clean our allotments of yard waste, any trash, old yard furniture, etc. We all know once the rain starts it may be too late.

I would like to address the parking issue around the Park. Please remember that your vehicles need to be parked on your own allotment, not in common areas or on your neighbor's allotment unless you have permission. Common areas are not for long-term storage of your vehicles. It is very frustrating for Members to arrive at their allotment and find cars parked there and/or all the common area parking filled with vehicles. Let us all be respectful of our neighbors and common areas. If in doubt, please refer to the Rules and Procedures:



**2.02 Parking-***Park vehicles on your own allotment. Do not park on common property for more than 24 hours without Manager's written permission to do so or on another Member's allotment without permission of that Member. (6/09)*

**2.06 Storage of Vehicles-***Storage of RV's/Campers/Boats/Trailers or unlicensed vehicles is not permitted unless garaged. Loading, unloading and maintenance is allowed within a 24-hour period without Office approval. Extended parking privileges for up to 72 hours is allowed in the parking area adjacent to the Firehouse. A permit must be obtained from the Office, approved by the Manager, and displayed in plain view on the vehicle. Three quarter ton or smaller trucks with campers or van conversions used for primary transportation are not considered RV's. (6/09)*

Just a friendly reminder that bikes, scooters, skateboards etc. are not allowed on cardiac hill. Here of late I have noticed, and have had to talk to, plenty of Members (multiple times) and children about riding bikes, scooters and skateboards up and down Cardiac Hill. This is a huge safety concern.

Let us all stay safe and healthy, hope to see you all around the Park sometime soon.

**Steve**

**2020 ELECTION RESULTS**

**DICK LOVELACE — 246 votes received**

**HAROLD BROWN — 164 votes received**

**KURT LIKINS — 150 votes received**

**BILL PARDUE — 107 votes received**

**SEVILLA GRANGER — 104 votes received**

**MARK GIENGER — 26 votes received**

**PARADISE PARK BOARD OF DIRECTORS FOR 2020-2021**

**KURT LIKINS — PRESIDENT**

**DICK LOVELACE — VICE PRESIDENT**

**JOE MAYO — TREASURER**

**VERDIE POLIZZI — SECRETARY**

**HAROLD BROWN — DIRECTOR AT LARGE**

**MEMBERSHIP APPLICATIONS PENDING**

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<b><u>MEMBERS -</u></b>			
Michael Greenberg	09/30/2020	Jen Arthur	457 York Ave.
Diana Chiang	09/30/2020	Adam Korbas	188 St. Bernard

**ASSOCIATE MEMBERS**

Kerstin Rollins	08/12/2019	Allison Rice	699 St. Johns
Hilda Lenau	01/15/2020	Jeanne Lewis	586 Keystone Way
Nikki Warren	05/20/2020	Bonnie Vogel	220 Keystone Way
Claire DeSmith	05/20/2020	Tammy Grove	183 St. Bernard
Tim Crawford	08/17/2020	Jeannette Baird	447 York Ave,
Karie Lee Sutter	09/11/2020	Marty Zimmerman	190 St. Bernard

**ALT. ASSOCIATE MEMBERS**

Jenna DeSmith	05/20/2020	Tammy Grove	183 St. Bernard
---------------	------------	-------------	-----------------

Kayla Johnson would like all to know that she is still available to help those in need during the pandemic. She and her family are still offering to help with your shopping needs!

She can be contacted at

**[alyakjohnson16@gmail.com](mailto:alyakjohnson16@gmail.com)**

Thank you Kayla and Crew!!!!

**PLEASE WELCOME OUR NEWEST MEMBERS**

RYAN STURGEON– NEW ASSOCIATE– 278 KEYSTONE

ANDREW SORGE– NEW ASSOCIATE - 103 KEYSTONE

SHARON HANSEN– NEW ASSOCIATE - 600 KEYSTONE

## **PPMC MEETING MINUTES**

**May 23, 2020**

Executive Meeting  
Zoom Conference Call

**REDACTED**

Meeting was called to order at 9:35 AM via Zoom Online Video Conference

Directors present: Joe Mayo, Kurt Likins, Mark Gienger and Verdie Polizzi

Directors absent: Clara Johnston

### **1.0 Executive Action Items**

- a) Letter to be sent to Member and counsel regarding mediation scheduled June 23<sup>rd</sup>, 2020
- b) Tree Maintenance: Letter to be sent to Member for Tree Trimming
- c) July 4<sup>th</sup> events still pending based on Pandemic guidelines
- d) Labor Day events still pending based on Pandemic guidelines
- e) Member discipline: Letter sent to Member for Non- Masonic behavior
- f) Election Committee: 4 Members to work with Annie to count ballots June 25<sup>th</sup>, 2020

Meeting adjourned at 10:54am for Open Session

### **MAY 2020—OPEN SESSION**

11:00am ZOOM Meeting

#### **1.0 OPENING ITEMS**

- a) Roll Call: 4 Board Members present with Clara Johnston absent.
- b) Invocation given by Mark Gienger. Pledge of Allegiance by Mark Gienger and all in attendance.
- c) Consideration of La Additions to the Agenda: Stakings at 144 St. Alban and 407 Keystone way.
- d) Reports from Executive Meeting – The Open and Executive Minutes from February 15th were read by Mark Gienger. Motion to Approve made by Kurt and Second by Verdie. It was noted that there was not a March Open or Executive meeting due to the Shelter in Place restrictions and the Covid19 pandemic. Executive minutes, from the April 18<sup>th</sup> Zoom Executive Meeting was read by Mark Ginger. Motion to Approve by Kurt, Second by Joe. Approved 4-0.

#### **2.0 DIRECTOR REPORTS**

- a) **MANAGER:** No Report. Steve Thanking all for their patience and understanding during this time.
- b) **PRESIDENT:** Joe reminding all to be patient as well. Joe, who has been in Oregon, reports that state has started to open again. He believes California is 4-6 weeks behind Oregon and Washington. Believes we need to monitor and be aware of what is going on and will work to keep the Membership aware. Important to remind all that this is a tough time for all. Tempers around the Park have been short. Joe reminding all to ease up and remain patient.
- c) **CFO/TREASURER:** Verdie reporting we have 21 Members who still haven't paid their April TADS. One of the 21 did get on a payment plan but others have not reached out. 6 Members did not pay their Escaped Taxes that were also due April 1<sup>st</sup>. Verdie reporting that the Park received a water bill from the city of Santa Cruz. The normal bill has run approximately 12K. This month, however, it jumped to 18K. This is 50% increase. This is a huge concern as people are not paying their bill and now, we have this increase. The financials will be posted in the next Bulletin. Verdie reminding all that the Budget committee did come up with a Zero budget for 2021 the but believes it will have to be revised due to the tight budget and rising costs. President Joe asking budget related question as to when it will need to be looked at. Verdie believes it will be in the next 30-60 days. Verdie reminding all that the budget is based on all 391 Members paying their TADS, so when 21 people do not it effects the budget. Joe encouraging to look at the budget sometime in July. Verdie reporting that PPMC has extremely healthy Reserve accounts so when we get into repairs and maintenance projects all is well. It is the Operating accounts that are affected by the non-payment of TADS.

**MAY 2020—OPEN SESSION—CONTINUED**

11:00am ZOOM Meeting

- d) OTHER DIRECTORS:** Vice President Kurt Likins reporting on the passing of long time Member Bob Morgan. Bob was extremely helpful with both the large and small projects in the park. He will be missed by all and our heartfelt sympathies go out to the Morgan family. Board Member Mark Gienger also expressing his condolences and respect for Mr. Morgan.

**3.0 UNFINISHED BUSINESS**

- a) Road Sealing—**The Board had asked for an updated bid to include additional items (root removal, berm creation etc.) Bid was put in a year ago so updated was needed. All inclusive bid details were reported. 130K square feet of slurry and sealing. From the beginning of Keystone all way to the back of the Park. Bid came to 52K. Bid last year was 44K but that was just for the slurry seal. Mark Gienger had asked for additional repairs, including the repair of Cardiac Hill, root removal, pothole repair etc. Question from Kurt Likins- If the company runs into something that they could not see or anticipate, what happens with the costs? Joe answering that customarily the company would come back and report findings and would either provide an estimate or a time and materials bid not to exceed a specific amount. Joe confident that they will not find any issues, but it is always a possibility/risk. Joe recommending approval of the new bid to get on the schedule to complete.

Steve asking for clarification of “time and materials” bid. Joe explaining the process including the “not to exceed” process. Verdie reemphasizing that this repair comes strictly out our Reserve funds. Repairs were slated for 2017 and Verdie in favor of getting it taken care of. Joe in agreement and believes the bid is a fair bid. Mark reminding all that there were multiple bids received and this is the vendor that was chosen. Only reason for the new bids is the additions added. Motion to accept the Earthworks contract made by Kurt Likings, Second by Mark Gienger.

**Approved 4-0.** Steve informing all that once contract/bid is signed, the scheduler with add PPMC to the schedule. Steve to notify all when project will start. Length of time could only take 2 days once the initial repairs have been done (root removal, potholes, and berms.) Steve reporting that if individual Members along Keystone way are interested in having their personal driveway re-sealed, he has spoken to the company and they are open to helping people do this. If you are interested in this, you will be able to discuss it with the company and have the work done at the same time as Keystone Way. This is a great deal for those interested.

**4.0 COMMITTEE REPORTS**

- a) BUDGET:** Board Liaison Verdie reporting that the Board was emailed the 20-21 zero budget. The committee worked extremely hard on this process. Recreation items still able to fund which is good news. Verdie would like to approve the budget as written with the understanding that will need to be looked at again. Costs of the water bill, with many people in the Park due to Covid19 as well as the Community Garden doubled the water bill. Verdie reminding all that this budget was created well before the Pandemic and all that it has brought. Budget assumes that all Members pay their bills. Cost way up as a result. Motion made to approve the Zero Budget as written made by Verdie. Second by Kurt Likins. **Approved 4-0.**

- b) BUILDING:** No report

- c) BYLAWS:** Verdie reporting that the bylaws committee had a lot of items but because of the fact that there was no Open Meeting in March or April due to the Covid-19 there was not an opportunity to discuss the ballot items they were working on. Verdie hopeful that later the Committee will be able to reconvene. For this reason, there will not be included on the Ballot. Dick Lovelace submitted a report which was read allowed by Verdie.

PPMC Bylaws Committee report to the Board of Directors—May 23, 2020: *The Bylaws committee had finished up most of its work in February. A number of proposed Bylaws changes were drafted at request of the Board and were submitted to the Board for consideration. Those that the Board has chosen to present to the membership for adoption will be published twice and will be placed on the ballot. In addition, any Rules adopted by the Board during this past year will also be published twice and placed on the ballot for approval of the membership. Any Rules and Procedures not approved by the membership will become null and void and removed from the R&P.*

- d) LONG RANGE PLANNING:** No report received.

- e) RECREATION:** No report received.

- f) STAKING:** No Report received

- g) TREE:** No Report received



**MAY 2020—OPEN SESSION—CONTINUED**

11:00am ZOOM Meeting

**5.0 TEAM REPORTS**

- a) **ERT:** Team Lead Dick Lovelace written report read: PPMC ERT/CERT Report to Board of Directors— May 23, 2020: *The PPMC ERT/CERT is saddened to report the loss of one of our steadfast team members, Bob Morgan. Bob served faithfully for several years and he will be missed. Due to the Covid-19 pandemic, shelter in place and social distancing requirements, the team has not held meetings recently. During this time I have become proficient in conducting Zoom meetings, so we will start having virtual meetings shortly, until such time as we are allowed to meet in traditional style. Fortunately there have been very few emergency calls in recent months. The team responded with traffic management to assist the fire and ambulance crews to the proper destination. We are all looking forward to when we can again provide full service again.*
- b) **ORIENTATION:** No report received
- c) **HISTORICAL:** Written report received from Chair Lisa Leong, read by Verdie. *1. A wealthy benefactor (who wishes to remain anonymous), wants to donate all funds required to proceed with "museum quality, completely secure" cases in order to display (for Members and guests' enjoyment), the few CA Powder works artifacts that Paradise Park Masonic Club still owns. Will the Board of Directors allow the Committee to proceed with this (completely funded by anonymous donor), artifact display project? 2. The Committee was only able to scan years 1924-1926 of Paradise Park's historical pictures and historical documents, before being asked to stop the scanning project. Can the Committee proceed with scanning of Paradise Park's historical pictures and historical documents, from year 1926 to whatever year that the Board of Directors decides? If so, can the three person Committee, while wearing masks & gloves and keeping strict physical distance of 6+feet apart from each other (and anyone else), resume scanning of the historical pictures and documents in the Paradise Park Board Room, as we did prior to the Covid-19 pandemic? The Committee wants to be perfectly clear that we are only scanning historical pictures and historical documents. No private, personal Member information from years 1924-1926 has been scanned by the Committee. The scanning is being done for historic preservation purposes only, with the mission of preserving Paradise Park's history in pictures and documents, for future generations. The Committee would like to gently remind the Board of Directors that time is of the essence, as many of the 1920's pictures and documents are disintegrating - literally falling apart in our hands, as we are scanning them. The Committee would also like to gently remind the Board of Directors that there is a risk of losing these original, paper historical pictures & documents to fire, until the scanning project is completed. There is also risk of these original, paper historical pictures & documents being misplaced, until the scanning project is completed. Thank you for the Board of Directors consideration of the above two items. End of Report. Mark Gienger, the Liaison, to investigate the process of scanning and get detailed information regarding the displays*
- d) **COVERED BRIDGE:** No Report received
- e) **WATER TEAM—** No report received

**6.0 NEW BUSINESS**

- a) **Annual Meeting** to be held Saturday June 27<sup>th</sup> at 1:00 p.m. in the Social Hall, depending on State and County rules. Could possibly be moved to the Picnic Grounds
- b) **Memorial Day-** No plans due to the Covid19 virus.
- c) **Labor Day-** Will be taking the same approach. Will plan on it to be the same as in years past and hope that restrictions will be lifted. Will have to wait and see. Decision to be made closer to the date. Verdie also asking if there will be a regular Board meeting for the month of June since the Annual Meeting is to be held on the 27<sup>th</sup>. Answer- there will be no regular Open session but there will be an Executive session the same day as the Annual meeting in the Morning. Motion made to move the June Executive Meeting to Saturday June 27 at 9:30am by Verdie, Second by Kurt. **Approved 4-0.** July 4<sup>th</sup> festivities, if able to gather. Up to the County and State. The Recreation Committee has worked hard on the festivities, so if able we will do.

**MAY 2020—OPEN SESSION—CONTINUED**

11:00am ZOOM Meeting

- d) Election Committee-** Dick Lovelace has always been the Committee chair for Committee but is now running for the Board of Directors so in now unable to do it. Annie reached out to Dick and got his extensive directions on how to conduct the counting of the Ballots as well as recommendations of Members that have helped him in the past. The committee now includes Winston Chavoor, Carol Taylor, Alcinda Walters and Matt Kannely. Annie explains the basic of the counting process.
- e) Stakings—**Motion to accept and approve the staking for 407 Keystone way as written made by Kurt. Second by Mark Approved 4-0. Motion to accept and approve the staking for 144 St. Alban as written made by Kurt. Second by Mark. **Approved 4-0**

**7.0 ADJOURNMENT** – President Joe Mayo asking for any further input. Verdie reminding all that Financial Reports will be in the next Bulletin. Motion to Adjourned made by Mark Gienger, Second by Verdie Polizzi.

Meeting adjourned at 12:08

**June 14, 2020**

Special Executive Meeting

Zoom Conference Call

**REDACTED**

Special Board Meeting called to order at 10:03 AM. Via Zoom Online Conference Call

Directors Present: Joe Mayo, Kurt Likins, Mark Gienger, Verdie Polizzi

Directors Absent: Clora Johnston

**1.0 EXECUTIVE ACTION ITEM**

- a) Member Discipline: Member fined \$1,000 for non-masonic behavior, member asked to step down as President of the Board of Directors until the next Board is seated on June 27<sup>th</sup> 2020 (Vice President will assume the duties of President until June 27, 2020. Approved 4-0

Meeting and Zoom Conference Call Adjourned at 11:33am.

**June 27, 2020**

A.M. Executive Meeting

**REDACTED**

Board Meeting called to order at 9:05am.

Directors Present: Joe Mayo, Kurt Likins, Mark Gienger, Verdie Polizzi

Directors Absent: Clora Johnston

**1.0 Executive Action Items**

- a) Member applicant refused to sign or abide by Paradise Park Occupancy Restriction document. Deposit Check from applicant will be returned. Approved 4-0.
- b) Reimbursement for Park Business: Reimbursement for travel expenses to Board Member for Lawsuit appearance. Reimbursement pursuant to Article #6 Section #14 of PPMC bylaws. Approved 3-0, 1 Director recused
- c) Member Discipline: Suspension and fine letter to be sent for failure to appear at meeting with the Board of Directors, unmasonic behavior and violation of PPMC bylaws.

**2.0 Meetings**

- a) 9:15 New Member: Applicant Approved 4-0
- b) 9:30 New Member: Applicant Approved 4-0
- c) 10:00: Behavior: No Show: Member fined for nonappearance Approved 4-0

Meeting adjourned at 10:35 for Annual Meeting at 1:00pm.

**Paradise Park Masonic Club, Inc.**  
**Annual Meeting**  
**June 27, 2020 at 1:00pm— ZOOM**

The Call to Order was made at 1:03 p.m. by Board Member Kurt Likins. The Meeting was being held via Zoom due to Covid-19 pandemic restrictions. All Directors present except for Clara Johnston, Director at Large.

The invocation was read by Mark Gienger followed by the leading of the Pledge of Allegiance.

The Paradise Park Necrology was read by Verdie Polizzi.

The report of Attendance was given by Manager Steve Polizzi reporting that there were 60 Members logged onto the Zoom meeting. No quorum was reached.

Acting President Kurt Likins hopeful for a more positive year ahead and encouraging more support for the Board of Directors.

CFO Verdie Polizzi also hopeful for the coming year. Board to look at the fiscal standing of the Park and address needs.

**Committee Reports:**

**Bylaws** - As reported by Dick Lovelace: The committee submitted several activities, bylaws, and changes but none have been voted on due to the Pandemic restrictions. The committee will have several items on the agenda, right out of the gate for the new Board year.

**ERT**- As reported by Dick Lovelace: Dick reporting that the ERT is the strongest that it has been in years. The entire team is participating in monthly meetings which helps immensely. Dick proud of the outcome.

**Staking, Long Range Planning, Orientation, Recreation and Tree** - No report

New Members, Associates and Alternate Associate Members were read by Mark Gienger

The President's coin will be given to Past President Joe Mayo when received.

Verdie Polizzi informing all that this Years Golden Trowel recipient is Kayla Johnson. Kayla is always eager to help out with Park cleanups and created this year's "Shelter in Place" organization which helped Park Members that weren't able to leave the Park due to Covid19 concerns. Thank you to Kayla and her family for all that they do! Paradise Park is lucky to have her.

**Election Results** - Explained by Winston Chavoor, Election Committee Chairman: Winston thanking the Committee of Carol Taylor, Denise Peterson, and Alcinda Walter as well as Winston, for their hard work in counting all the votes. The results were as follows:

7<sup>th</sup> place - 62 Votes- Mark Gienger  
6<sup>th</sup> Place - 86 Votes- Sam Cannon  
5<sup>th</sup> Place - 108 Votes- Bill Pardue  
4<sup>th</sup> Place - 110 Votes- Kurt Likins  
**3<sup>rd</sup> Place - 120 Votes- Harold Brown**  
**2<sup>nd</sup> Place - 126 Votes- Dick Lovelace**  
**1<sup>st</sup> Place – 137 Votes- Sevilla Granger**

The 2020 new Board Members are Sevilla Granger, Dick Lovelace, and Harold Brown. They will now join existing Board Members, Verdie Polizzi and Joe Mayo to form the 2020-2021 Board of Directors. Congratulations to all.

At this point in the meeting the new Board Members were asked in to participate in the rest of the meeting. Kurt Likins and Mark Gienger wishing all success.

The Board is to decide later in the day who will hold what positions.



**Paradise Park Masonic Club, Inc.**

**Annual Meeting—CONTINUED**

Open Microphone Portion-

Verdie explaining to all the process.

- 1) Member Donna Sorenson, 396 Hiram—Congratulated the new Board and asked if there was going to be an All Wheels Parade this year? Answer: Verdie - Board had already sent an email encouraging parade to happen, yes.
- 2) Member Betsy Stiefelmaier asking about fire safety in the Park, noting inspections were done by Cal fire. Asking why the Board has not acted on the findings? Answer- Sevilla Granger- New Board to look at now, cannot speak for the old Board.
- 3) Member Dave Friedman, 126 Keystone Way—Asking about the possibility of a front gate? Can this be investigated again? Answer-Board to revisit in more detail.
- 4) Member Linda Dyson Weaver, 214 Keystone Way—Encouraging the new Board to improve communication. Wants positive information emphasized.
- 5) Member Tawni Servi, 383 Hiram—Asking how many members that were suspended have been refused the opportunity to make payments? Answer - None. Sevilla Granger asking if Suspended members were then notified of unsuspension via letters? Answer - Yes.
- 6) Member Sharon Simas—Will beaches be attended to by the Park Manager? Answer- They are usually addressed by a volunteer group but that has not happened this year due to Covid-19 restrictions. Sharon wants the Park to initiate the cleanup process.
- 7) Sharon Naraghi—Congrats to the new Board and encouraging the end of negativity. Also, in favor of looking into a front gate again. Also, would like the Board to communicate when there are crimes in the Park for security reasons. Board Member Harold Brown wanting a meeting with local law enforcement, hoping for additional support for the Park. Dick Lovelace reminding all about the use of the website “Next door” helpful for local information and there is specific information regarding Paradise Park.
- 8) Member Pat McDonald—Asking specific bookkeeping questions regarding 65K cd on the financial reports. Answer Verdie - currently the cd is in a savings account. When the new Board signs the bank signature cards, it will then be moved into a new cd. Extensive discussion on different options. Board to look at all.
- 9) Associate Member Leigh Wunce, 387 Hiram—Pointing out that the fence rule that was and still is included in the Rules and Procedures should not be as it was removed from the ballot last year and not voted on. This was/is an error and will be corrected. Leigh asking if a fence put in by Member Verdie Polizzi was voted on in an open meeting and approved by a Board? Answer - Yes as well as having the correct building packet information. Verdie to provide this information to Leigh for her records.
- 10) Member Dennis Gloeckler, 467 York—Asking if one wants to participate the fire team, must that person be a Member of the Park? Dick Lovelace to investigate and provide both Dennis and his son the information.

Board thanking all for their participation. They will be sending out an eblast when the Board positions are determined. Meeting adjourned at 1:57pm.





**JULY 2020—OPEN SESSION**

11:00am ZOOM Meeting

**1.0 OPENING ITEMS**

Roll Call: All 5 Board Members present either physically or online via Zoom.

The Invocation was given by Mark Gienger. The Pledge of Allegiance by Mark Gienger and all in Attendance.

Consideration of Late Additions to the Agenda: None

Reports from Executive Meeting – None

No minutes were read due to the current Board situation. All will be tabled until the August meeting.

**2.0 DIRECTOR REPORTS**

a) Manager Steve reporting that the process of the sealing of Keystone continues. A speed bump was put in, berms added, and potholes filled. Steve was not happy with the quality of the work that was done so he contacted the company to come back and redo. Unfortunately, prior to the company coming back out to repair, a Member poured gasoline on the speed bump to lessen the bump. Now the Park will be charged extra to repair. It goes without saying that this is unacceptable and cannot occur. Steve also reporting that the orange cones that he had posted at the new speed bump were thrown off the roadside or moved to a different location also by a Member. This too is unacceptable. Steve reporting that he has been in communication with the Sheriff's department regarding the recent increase in criminal activity and he has encouraged them to routinely patrol throughout the Park. Steve also patrolling late at night to reduce Park crime/theft. Steve following up on all tips that he receives. All Members need to be vigilant about locking cars, securing bikes, and locking doors.

b) **President's Report** - Acting President Kurt Likins reporting to all about the current situation with the election of the new Board of directors. Kurt Likins, Mark Gienger and Clara Johnston to remain on the Board for a very temporary time. Kurt explaining that the election took place and the results were announced at the annual meeting on June 27<sup>th</sup>, 2020. After being seated for approximately 6 days, President Elect Dick Lovelace, received an email from Nominating Committee Member, Sharon Simas stating that prior to certifying the election, there was a concern about the candidacy of Sam Cannon. After some discussion and review of the Bylaws, Dick Lovelace asked Board Member Verdie Polizzi to contact legal counsel. After doing so, it was determined, on the advice given, that to be following our Bylaws, a new election needed to happen without Sam Cannon on the ballot. The three newly elected Board Members were unseated, the 3 outgoing Board Members returned. This Board will not be handling any Official Park business, and a new election will take place as expeditiously as possible. Process to begin with the August Board meeting to be moved to August 29. This will allow for the ballots to go out and be returned. Kurt finishing his report and passing onto current Board Member Verdie Polizzi to continue with details.

c) **Treasurer Report- None**

d) **Other Directors Reports—Secretary Verdie Polizzi** reporting that the ballots are being prepared now without Sam Cannon's name on them. They will be sent out on Monday July 20<sup>th</sup> and will be due back in the PPMC office no later than 5:00 p.m. on August 21<sup>st</sup> to follow our bylaws. The Election Committee will count ballots on Thursday August 27<sup>th</sup>. The winning candidates will be notified immediately and an eblast will be sent out to the Membership. The new Board will immediately take charge at the August 29<sup>th</sup> Board meeting. Verdie again stressing that the ballots must be returned no later than Augusts 21<sup>st</sup> and if mailed must be postmarked by August 21 to be counted. For those Full time Members, Annie will allow them to drop their ballot in the ballot box in the office if they don't feel comfortable putting it in the PPMC mail drop.

**3.0 COMMITTEE REPORTS**—No Committee Reports. All tabled until the August 29<sup>th</sup> meeting.

**4.0 AD-HOC TEAMS**- No Reports. All tabled until the August 29<sup>th</sup> Meeting.

**5.0 NEW BUSINESS** - No New Business until the August 29<sup>th</sup> Meeting.

**JULY 2020—OPEN SESSION—CONTINUED**

11:00am ZOOM Meeting

**6.0 OPEN FORUM**

Member Sevilla Granger — Did the previous Board know before the election that Sam Cannon was not a valid candidate? Answer - Kurt Likins answer that he did not know, followed by all other Board Members responding that they also did not know. Kurt then explaining the past practices regarding the Nominating committee and the process of informing all at the March meeting of their list of nominated candidates. In the Past, if a Member would like to run, they have stood up in front of all in attendance and asked to be added to the list of candidates. The Nominating committee chair would then recognize that person at the Open meeting and add them to the list. Unfortunately, due to the Pandemic and the restrictions imposed we did not have a March meeting, and that process did not happen. Upon review of the current bylaws we learned that this was not allowed by our bylaws, which resulted in the current situation. Kurt reporting that they are working as expeditiously as possible to get this situation resolved.

Member Donna Sorenson — Will there be Labor Day activities this year? Answer—Kurt Likins- Unfortunately with all the state restrictions and the Board situation Kurt not sure if it is the best idea. No Labor Day festivities as it stands now but this may change.

Member Sharon Naraghi — Who authorized the names to be on the ballot? The official voice of the Board is the PPMC Bulletin, who authorized the candidates to be in the bulletin? Answer - The Board of Directors. All members of the Board thought he was a valid candidate due to past practices. The Board now knows he was not. Lots of blame to go around and the Board now working to correct. Sharon re-asking her question on who authorized the names of the candidates? Answer - The Board.

Member Donna Sorenson — Reminding all ERT team members that they are bound by the privacy act regarding emergencies in the Park. Not allowed to go into a Members home during the Pandemic. Also reporting that the Fire Team will be practicing using social distancing and masks to be prepared for the upcoming fire season.

Board Member Verdie Polizzi— Reminding all the importance of returning their ballots by August 21<sup>st</sup>.

Member Angela Feist — Reminding all that masks are necessary in Santa Cruz County. That includes Paradise Park. Please follow all guidelines.

Member Jackie Rundell— Encouraging all to report all crime events even the small events. Jackie asking about the subject of a front gate to help with security. Extensive discussion again with Kurt passing to the new Board to review and research. Jackie encouraging all the be vigilant with reporting crime to the non-emergency number. Answer - Kurt reporting that the new board will look at. Board Member Verdie wanting to look at new options to best protect all members. Many events happening with the homeless nearby using the Park water faucets and park electrical outlets. Will be worked on after the seating of the new Board in August.

Manager Steve again reminding all Members to lock up bikes, lock doors and do not leave valuables unlocked in your cars. Steve will work to discourage the homeless by controlling the water boxes and electrical outlets that are visible.

Associate Member Mark Zevanove— Why are the candidates the same ones? Why didn't the Board instruct the Nominating committee start over and include other, new candidates? Answer - Kurt- They are following legal counsel. M. Zevanove explaining his understanding of the bylaws. He believes there is nothing in our bylaws that would call for another election. He believes the process was flawed. Verdie explaining that the process was not flawed but that we had a candidate that was not validated. Mark asking why we cannot open it up for nominations again? Kurt Likins answering that this process is the smoothest and most expeditious process and that is the goal. Kurt also emphasizing that this Board is not going to handle and new business, as stated prior.

**JULY 2020—OPEN SESSION—CONTINUED**

11:00am ZOOM Meeting

Member Sharon Simas — Clarifying that when she sent the email to then President Dick Lovelace, that was not the first email that she sent. Sharon wants all Members to know what she believes to have happened. Detailed description of events beginning with emails sent to the office asking who is responsible for writing the Nominating Committee article in the March bulletin including Sam Cannon as a self-nominated candidate? Both Annie and Steve replied that she should direct her question to the Board for Clarification. She then sent an email to the all Board members asking who was responsible for this nominating report in the bulletin? She did not get a response. She sent a second email. Sharon believes the Board is not being honest when they say they were not aware of the problem. Sharon against a re-election. Believes the Board should accept all fault and responsibility for the situation. Question from Board Member Verdie Polizzi— Why was the question not asked about the validity of Sam Cannon PRIOR to the election? Answer — Sharon Simas has no trust in the Board and believed if she had asked them that specific question, they would have informed Sam and he would've gotten the 40-signature petition to be valid. Sharon wanted to know who wrote the bulletin specifically, so she could ask that person if they were aware that Sam Cannon was not a valid candidate. Board Member Verdie Polizzi Why was it not brought to the Board in that question? Or to the Nominating Chair's attention? When emails were sent there was no mention of concern about validity. Extensive back and forth discussion between Board Member Verdie and Sharon Simas resulting in Board Member Kurt Likins ending this back and forth wanting to move on. Sharon still asking why her emails went unanswered. Blames Board for all.

Member Fred Dunn Ruiz — Asking about Labor Day activities and the possibility of doing them with safety guidelines. Fred giving assurances that he is working on systems that would work if necessary. Still a work in progress. Fred to let all know later.

Member Kayla Johnson — Adding to the discussion of the recent crime wave. Asking if PPMC ever has submitted a petition or request to the City of Santa Cruz, for help. Answer - Kurt—Clearly that is possible but Kurt not sure the city would give us anything extra than what they are already providing. Kurt encouraging all to take more proactive measures with lighting, security, and communication.

Acting President asking for any other comments. None received.

Motion made to adjourn by Mark Gienger. Second by Clora Johnston.

5-0 passed

Meeting adjourned at 12:00

A large, 3D, blue-outlined text graphic that reads "Meeting". The letters are thick and have a slight shadow, giving it a three-dimensional appearance. It is centered horizontally and serves as a visual separator between the meeting minutes and the upcoming meeting announcement.

**THE NEXT ZOOM BOARD OF DIRECTORS MEETING WILL BE HELD**

**SATURDAY OCTOBER 17TH AT 11:00AM**

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

**PLEASE PLAN ON ATTENDING!**

## **PETITION VERIFICATION PROCESS**

### **Office Secretary**

- Make copy of petition to mark up, initial bottom left corner of each page
- Lock original petition in safe for Election Committee – **DO NOT MARK THIS DOCUMENT**
- Highlight all signers in roster
- Do initial scrub of petition COPY for invalid signatures
  - Line out ineligible signers, date, and label with applicable reason:
    - Suspended
    - Terminated
    - no longer Member
    - Assoc/Alt
    - requested to be removed
- Make copy of scrubbed petition
- Pass scrubbed copy of petition and highlighted roster to Election Committee for final verification calls

### **Election Committee**

The Election Committee is tasked with calling each signer to verify they signed the petition. In doing this, each committee member is to use the following script:

*“Hi, this is \_\_\_\_\_ from the PPMC Election Committee. We are calling to verify signatures on the recall petition for \_\_\_\_\_. Did you, in fact, sign this petition?”*

If yes, initial to **left of signature** and highlight initials for final count.

If the answer is no (stating they did not sign), line out the name and note with “stated did not sign”, date and time of call to the **right of the signature line**.

If signer states they would like their name to be removed from the petition, ask the Member to email their request to Annie ([annie@paradiseparkmasonicclub.org](mailto:annie@paradiseparkmasonicclub.org)) by   /  /   (deadline for Election Committee, 2 weeks from start date of calls) “so your name can be removed”.

### **Final Count – Election Committee Chair & Office Secretary**

Once the 2-week time has passed, the Election Committee Chair and Office Secretary will gather all copies of documentation to count verified, eligible signatures, then:

- Make 2 copies (1 for Chair, 1 for Secretary) of the scrubbed, called, verified petition.
- Staple petition at upper left corner, and write “**FINAL COUNT**” at the top of each page.
- Individually,
  - Chair and Secretary will:
    - Count the total number of signatures remaining on each page of the petition
    - At the top right corner of each page, write the total number of eligible signatures on the page and initial
  - Add the totals from each page and list the total at the bottom center of the final page of the stapled petition copy

Confirm totals match

Present final, counted copies to the Board President .

9:50 AM

10/01/20

Accrual Basis

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

	May - Aug 20	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 - INCOME</b>				
4010 - Member Annual Dues	39,068	39,100	(42)	100%
4015 - Member Assocational Fees	76,017	174,396	1,081	101%
4100 - New Member Initiation Fees	(8,981)			
4200 - Membership Transfer Fees	117	1,000	(883)	12%
4300 - Member Services Fees	453	884	(211)	68%
4500 - Facility Use Fees	23	600	(477)	5%
4700 - Financial/Less Charges	1,868	884	1,189	218%
4800 - Penalties/Fines	(333)	1,330	(1,203)	(203%)
4910 - Comcast Income	7,128	8,336	2,387	745%
4920 - Intergal Income	84	184	(80)	61%
4930 - Other Income	160	500	(340)	32%
5409.00 - BBA Special Assoc. Princ. Earned	7,220			
5409.10 - BBA spec assoc. interest earned	0	7,216	(7,216)	0%
<b>Total 4000 - INCOME</b>	<b>222,848</b>	<b>230,482</b>	<b>(7,637)</b>	<b>97%</b>
<b>Total Income</b>	<b>222,848</b>	<b>230,482</b>	<b>(7,637)</b>	<b>97%</b>
<b>Gross Profit</b>	<b>222,848</b>	<b>230,482</b>	<b>(7,637)</b>	<b>97%</b>
<b>Expense</b>				
<b>6000 - EXPENSES</b>				
<b>6100 - PAYROLL EXPENSE</b>				
	63,155	73,000	(11,845)	84%
<b>6200 - OPERATING EXPENSE</b>				
6229.00 - Member Service Expense				
6064.00 - Staking expenses	0	72	(72)	0%
<b>Total 6229.00 - Member Service Expense</b>	<b>0</b>	<b>72</b>	<b>(72)</b>	<b>0%</b>
6072.00 - Rec. Activities Annual Bldg	0	2,164	(2,164)	0%
6074.00 - Director's Board Expenses	198			
6801 - General & Administrative Exp	0	1,800	(1,800)	0%
6810 - Auto and Truck Expense	3,719	4,398	2,383	278%
6820 - Bank Fees	128	336	(208)	35%
6840 - Communications	1,275	2,000	(725)	99%
6850 - Computer and IT	781	338	425	226%
6860 - Depreciation Expense	61,882	84,000	(2,008)	97%
6870 - Dues & Subscriptions	120	200	(80)	60%
6875 - Equipment Repairs	0	338	(338)	0%
6877 - Equipment Rental	1,291	1,338	(45)	97%
6880 - Insurance	26,462	30,000	(1,538)	98%
6890 - Internet Expense	921	0	921	100%
6900 - Licenses and Permits	25	700	(76)	22%
6908 - Other Miscellaneous Expense	1,807			
6910 - Office Supplies	2,477	1,336	1,141	185%
6914 - Shop/Park Supplies	1,810	2,000	(180)	81%
6915 - Repairs & Maintenance				
6916 - Repairs & Maintenance Buildings	1,050	2,838	(1,788)	27%
6917 - Repairs & Maintenance Roads	0	836	(836)	0%
6918 - Repairs and Maintenance Water	0	836	(836)	0%
6919 - Repairs and Maintenance Grounds	8,176	5,338	638	116%
<b>Total 6915 - Repairs &amp; Maintenance</b>	<b>7,226</b>	<b>9,844</b>	<b>(2,618)</b>	<b>73%</b>
<b>6920 - Taxes</b>				
6922 - Federal Income Tax	0	0	0	0%
6923 - State Income Tax	0	0	0	0%
<b>Total 6920 - Taxes</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>6930 - Utilities</b>				
6931 - Electric	4,073	4,000	73	102%
6932 - Gas	1,672	3,238	(1,764)	47%
6933 - Water	73,387	75,000	(1,413)	98%
6934 - Propane	646			
<b>Total 6930 - Utilities</b>	<b>79,778</b>	<b>82,238</b>	<b>(2,559)</b>	<b>97%</b>
6940 - Training	0	338	(338)	0%
6943 - Travel & Entertainment				
6945 - Travel	3,228			
6948 - Meals	208			



8:50 AM

19/01/20

Account Books

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

	May - Aug 20	Budget	% Over Budget	% off Budget
Total 4345 - Travel & Entertainment	3,495			
4350 - Postage & Delivery	796	672	124	115%
4360 - Printing and Reproduction	0	1,000	(1,000)	0%
4370 - Professional Services				
4371 - Accounting				
4373 - Payroll Processing Fees	558	682	(26)	86%
4371 - Accounting - Other	2,190	2,630	(410)	84%
Total 4371 - Accounting	2,748	3,312	(439)	86%
4375 - Legal Expense	2,127	7,339	(5,210)	28%
Total 4370 - Professional Services	4,875	10,516	(5,640)	46%
4380 - RPT Expense	0	672	(672)	0%
4300 - OPERATING EXPENSE - Other	23			
Total 4300 - OPERATING EXPENSE	201,815	212,630	(10,715)	95%
Total 4300 - EXPENSES	264,970	267,530	(22,560)	92%
Total Expense	264,970	267,530	(22,560)	92%
Net Ordinary Income	(42,425)	(57,048)	14,623	74%
Other Income/Expense				
Other Income				
4000 - Other Income				
4002 - Donations - Almoner's Fund	100			
4011 - Other Miscellaneous Income	10,200			
Total 4000 - Other Income	10,300			
Total Other Income	10,300			
Other Expense				
5000 - Other Expense				
5010 - New Member Initiation Fee Exp	164			
Total 5000 - Other Expense	164			
Total Other Expense	164			
Net Other Income	10,136			
Net Income	(32,289)	(57,048)	24,759	87%

9:51 AM

10/01/20

Accrual Basis

**Paradise Park Masonic Club**  
**Balance Sheet**  
**As of August 31, 2020**

	Aug 31, 20
1510 - Autos/Trucks/Trailers	133,940.49
1511 - Radio Equipment	14,467.61
1512 - Equipment	187,550.43
1530 - Accumulated Depreciation	(2,459,873.00)
<b>Total 1500 - Fixed Assets</b>	<b>2,793,841.98</b>
<b>Total Fixed Assets</b>	<b>2,793,841.98</b>
<b>TOTAL ASSETS</b>	<b>3,744,984.88</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
2000 - Accounts Payable	57,680.57
<b>Total Accounts Payable</b>	<b>57,680.57</b>
<b>Other Current Liabilities</b>	
2100 - Property Taxes Liability	
2162 - Member land prop tax/ pay	(1,036.82)
<b>Total 2100 - Property Taxes Liability</b>	<b>(1,036.82)</b>
<b>2200 - Other Current Liabilities</b>	
2210 - Other Taxes Payable	
2212 - Federal Income Tax Payable	(620.00)
<b>Total 2210 - Other Taxes Payable</b>	<b>(620.00)</b>
<b>Total 2200 - Other Current Liabilities</b>	<b>(620.00)</b>
<b>2300 - Accrued Expenses</b>	
2302 - Accrued Payroll	8,024.04
2303 - Accrued vacation payable	8,743.09
<b>Total 2300 - Accrued Expenses</b>	<b>14,767.13</b>
<b>2500 - Deferred Revenue (TADs)</b>	<b>166,324.02</b>
2510 - Deferred Revenue - Comcast	12,567.00
2600 - Current Portion FEMA/SSA Loan	18,319.68
<b>Total Other Current Liabilities</b>	<b>210,320.99</b>
<b>Total Current Liabilities</b>	<b>268,001.56</b>
<b>Long Term Liabilities</b>	
2700 - Long Term Portion SSA Loan	66,680.38
<b>Total Long Term Liabilities</b>	<b>66,680.38</b>
<b>Total Liabilities</b>	<b>338,681.94</b>
<b>Equity</b>	
<b>3100 - Equity Master</b>	
3101 - Restricted Funds- bnd designated	
3102 - New Water Project Reserve	244,208.00
3103 - Init Fee Major Improvement Rev	506,315.97
<b>Total 3101 - Restricted Funds- bnd designated</b>	<b>750,521.97</b>
<b>3150 - Investment in Property</b>	<b>3,861,240.31</b>
<b>3200 - Other Temp. Restricted Funds</b>	
3201 - Recreation Reserve	21,745.60
3202 - Gardiner/Bunker restricted	4,960.00
3205 - Historical restricted	587.26
3206 - Picnic Grounds restricted	6,866.03
3207 - Dog Park	2,061.23
3210 - Community Garden Restricted	1,188.28

Paradise Park Masonic Club  
Balance Sheet  
As of August 31, 2020

	Aug 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 - Cash and Equivalents	
1015 - Checking accounts	
1016 - BoGA Recreation Ckg	10,682.19
1017 - WFB Checking - 4461	239,727.50
1018 - BFCU Ckg ~4190	13,973.14
Total 1015 - Checking accounts	264,682.83
1019 - BFCU Saving ~4174	44,781.52
1020 - Petty Cash	176.80
Total 1000 - Cash and Equivalents	309,541.15
1030 - Capital Reserve	
1033 - USB Int Reserve CD 2032	144,687.76
1034 - WFB CD 3385	115,234.88
1035 - BoGA CD 0800-01-03	78,102.83
1036 - WFB real. checking ~x1035	211,533.69
1037 - BFCU Capital Improve Ckg ~0306	17,934.48
Total 1030 - Capital Reserves	567,543.36
1040 - Comcast Accounts	
1041 - USB Checking 0920-Comcast	24,300.21
1042 - USB CD 5223 - Comcast	8,343.28
1043 - USB CD 5248 - Comcast	72,103.27
Total 1040 - Comcast Accounts	54,746.74
Total Checking/Savings	931,607.25
<b>Accounts Receivable</b>	
1100 - Acct. Receivable	34,884.99
Total Accounts Receivable	34,884.99
<b>Other Current Assets</b>	
1099 - Undeposited Funds	1,705.31
1101 - Clearing Account	(811.41)
1112 - Receivables - Escape Taxes	
1119 - Escaped taxes 2017-18	(2,177.15)
1120 - Escaped taxes 2018-19	(284.89)
Total 1112 - Receivables - Escape Taxes	(2,461.84)
1190 - Allowance for Doubtful accts	(20,000.00)
1400 - Prepaid Expenses	
1402 - Prepaid Insurance	10,678.11
1404 - Ppd Prop Tax Supplement Members	14.28
1405 - Member Property Taxes	2,775.42
1406 - Member Property Taxes - Escape	(7,443.89)
Total 1400 - Prepaid Expenses	6,013.82
Total Other Current Assets	(15,849.15)
Total Current Assets	951,143.00
<b>Fixed Assets</b>	
1500 - Fixed Assets	
1502 - Land	323,182.00
1503 - Land Improvements	644,992.20
1504 - Bldgs. & Covered Bridge	113,008.11
1505 - Upstairs office Apartment	37,480.47
1506 - Water Project - Sect. 1, 2	1,369,386.50
1507 - Water Project Sect.3 and 4	2,788,739.71
1508 - Grif Nelson Water Project	1,059.28

Paradise Park Masonic Club  
Balance Sheet  
As of August 31, 2020

	Aug 31, 20
3211 - ERT	256.43
Total 3200 - Other Temp. Restricted Funds	37,795.82
3300 - Unrestricted Fund Balance	(470,589.46)
Total 3100 - Equity Master	4,276,997.84
3900 - Retained Earnings	(838,405.59)
Net Income	(32,289.01)
Total Equity	3,408,303.04
<b>TOTAL LIABILITIES &amp; EQUITY</b>	3,744,884.88

**Improvements for Sale by Member**  
**as of October 7, 2020**

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.

<b>SECTION 1</b>			
457 York Ave.	Jennifer Hostetler Arthur (831) 251-6782 <a href="mailto:jen.d.arthur@gmail.com">jen.d.arthur@gmail.com</a> <b>SALE PENDING</b>	<del>\$308,000</del> \$299,00 <b>New Price!</b>	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. Tankless gas hot water system. Ducted gas heating with 'Nest' system. Gas oven and stove. Email or text preferred for first contact. call for an appointment and email for photos.
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	<del>\$308,000</del> 295,000 <b>New Price!</b>	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	<del>\$350,00</del> 229,000 <b>New Price</b>	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 <sup>nd</sup> 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 take a look at this great opportunity!
428 Joppa Street	David Sellery Contact: (831)479-4409 <a href="mailto:david@davidsellery.com">david@davidsellery.com</a>	\$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.
<b>SECTION 2</b>			
272 Keystone Way	Pamela Maxwell <a href="mailto:pamfigiants@yahoo.com">pamfigiants@yahoo.com</a> (530) 545-0911	<del>\$280,000</del> \$280,000 <b>NEW PRICE</b>	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 <a href="mailto:garynewton@gmail.com">garynewton@gmail.com</a>	\$345,000 <b>NEW LISTING</b>	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
<b>SECTION 3</b>			
239 Temple Lane	PPMC Office - (831)423-1530 Contact: Mark Zevanove, Agent (831) 588-2089	\$225,500	<b>LOCATION! LOCATION! LOCATION!</b> This beach-front 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.
<b>SECTION 4</b>			
614 Keystone Way	Timothy Cooper Home: (408) 267-4049 Cell: (408) 250-0694 Email: <a href="mailto:tb_cooper@yahoo.com">tb_cooper@yahoo.com</a>	\$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 <a href="mailto:gmarshak@dc.rr.com">gmarshak@dc.rr.com</a>	\$395,000 <b>New Price</b>	Sunny, south facing, amazing views on the river. Over 300 sq. Ft. of deck. Private location, 2-bedroom, 1.5 Bath, Sold furnished. Large lower level family room with wood burning fireplace and direct access to large deck. Family owned for over 50 years in secluded location by rear gate w/ no homes across the street; large redwoods in front yard with deck; living area never flooded. Sold AS-IS; owners' husband is a licensed Real Estate Broker. You must see this amazing location to appreciate Paradise Park.

<b>SECTION 6</b>			
<b>109 Keystone Way</b>	<b>Julie Bast</b> 831-334-0334	<b>\$100,000</b>	Vacant Lot. Contact Seller for more information.
<b>114 keystone Way</b>	<b>Rebecca Coker</b> Rebeccalovelaceus@yahoo.com 831-331-8483@yahoo.com	<b>\$250,000</b> <b>New Listing!</b>	Cottager with 2 Beds, 1 Bath. Large parking area, carport, gazebo, additional grey water system, airtight windows and a nice sunny area.
<b>139 St. Alban</b>	<b>Michael DeVore/DeVore Estate</b> Contact: Mark Zevanove, Agent (831) 588-2089	<b>\$299,000</b>	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.
<b>144 St. Alban</b>	<b>Lauren Pottinger</b> Please Contact Mike Pottinger (925) 785-6433 mikepottinger@aol.com	<b>\$229,000</b>	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.
<b>188 St. Bernard</b>	<b>Adam Korbas</b> Contact: Mark Zevanove, Agent (831) 588-2089 <b>SALE PENDING</b>	<b>\$325,000</b> <b>New Listing!</b>	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!

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

## LEGAL MATTERS

In an effort to be completely transparent with the membership, the Board has decided to keep you informed about where our legal fees are being spent each month.

1) Member Alexa Naraghi-Grich served the following lawsuit (filed August 4, 2020) upon Paradise Park on October 7, 2020:

### Case Information

20CV01622 | Alexa Evans vs Paradise Park Masonic Club

Case Number  
20CV01622  
File Date  
08/04/2020

Court  
Civil  
Case Type  
(42) Unlimited Other Complaint (Not Spec)

Judicial Officer  
Volkman, Timothy  
Case Status  
Active

2) Paradise Park Masonic Club, Inc. was served with a Subpoena for documentation regarding Members Sharon Simas and John Simas. This Subpoena has caused PPMC to spend legal fees on this case ([https://www.pacermonitor.com/public/case/27937536/Powell\\_et\\_al\\_v\\_Simas](https://www.pacermonitor.com/public/case/27937536/Powell_et_al_v_Simas)):

AO 88B (Rev. 02/14) Subpoena to Produce Documents, Information, or Objects or to Permit Inspection of Premises in a Civil Action

## UNITED STATES DISTRICT COURT

for the

Northern District of California

CRAIG POWELL and KELLY POWELL

Plaintiff

v.

JOHN MANUEL SIMAS

Defendant

Civil Action No. 19-05020

### AMENDED SUBPOENA TO PRODUCE DOCUMENTS, INFORMATION, OR OBJECTS OR TO PERMIT INSPECTION OF PREMISES IN A CIVIL ACTION

To: The Paradise Park Masonic Club, 211 Paradise Park, Santa Cruz, CA 95060

NOTE: All Santa Cruz County cases can be found online here: <https://portal.santacruzcourt.org/portal>

## Mark Zevanove Presents 6 Paradise Park Properties

Paid advertisement



### **498 Amaranth – \$295,000**

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** 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-Sale Pending



### **417 Joppa St – \$225,000**

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 – \$225,500**

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.



### **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

**(831) 588-2089**

[Mark@oceanstreetrealty.com](mailto:Mark@oceanstreetrealty.com)







**Certified Member of  
the Golden State  
Chimney Sweep  
Guild**

**A-One  
Chimney Service  
A-ONE ENERGY SOURCE  
Contractor  
Licensed & Insured  
# 364182**

**Owners: James and Dawn  
Keeton**

**Members of Paradise  
Park Masonic Club**

**Ph. 831-423-3264**  
Email:  
aonocenergy@hotmail.com

# **GET YOUR CHIMNEY SWEEP OR REPAIRED**

---

## **A-ONE Chimney Service**

**"YOUR SOURCE FOR ENERGY SAVINGS"**

- We Sell and Install Wood, Pellet, and Gas Stoves, Fireplaces and Inserts
- Inspections
- Maintenance
- Repairs
- Spark Arrestors
- Service Furnaces and Dryer Vents
- Insurance and Real Estate Inspections and

***Schedule Your Appointment  
Now.....***



Serving California Since 1979

**A-ONE  
CHIMNEY SERVICE**

Certified, Insured, Licensed, and State Contractor Lic. #261182

**Fresno (559) 255-0180**

**Santa Cruz (831) 423-3264**

email: aonocenergy@hotmail.com

Wood • Pellet and Gas Stoves • Sales • Installation • Repairs  
Real Estate Insurance Inspections

