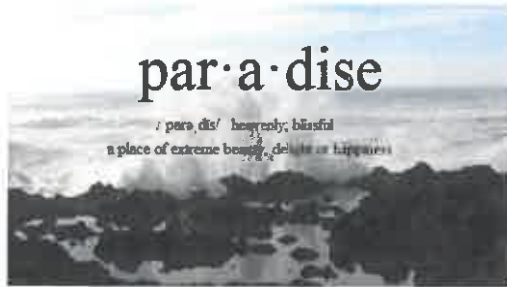


PARADISE PARK MASONIC CLUB, INC.

211 Paradise Park
Santa Cruz, CA 95060-7003



FIRST CLASS MAIL



June 2016



Paradise Park Masonic Club

PPMC BULLETIN - June 2016

President's Message by Nick O'Donnell

Board of Directors

- Nick O'Donnell, President
925-556-0458 Home
nickodppmc@yahoo.com
- Lee Heathorn, VP
831-427-0564 Home
leeheathorn@sbcglobal.net
- Ken Cox, Treasurer/CFO
650-325-7254 Home
650-477-6520 Cell
kencox99@gmail.com
- Lois Keithley, Secretary
925-634-9932 Home
831-423-2897 Park
loiskeithley@hotmail.com
- Michelle Green, Director-at
-Large
831-466-9360 Home
green4ppmc@gmail.com

Office Staff

- Steve Polizzi,
Park Manager
831-423-1530 ext. 12
manager@ppmc-sc.org
Emergencies only:
831-345-0879 Cell
- Sandy Rauschhuber,
Office Manager
831-423-1530 ext. 10
sandy@ppmc-sc.org
- Nancy Benoit,
Bookkeeper
831-423-1530 ext. 11
bookkeeper@ppmc-sc.org

Website address:
www.ppmcsc.org

Dear Fellow Members of PPMC,

It is hard to believe that it is a year since we had our last annual meeting. The annual Meeting will be held in the picnic grounds on July 2, 2016 at 2 PM. The meeting will be preceded by a Potluck Barbecue at 12 noon. The Board Members and the Manager will be providing the hot dogs, buns, soft drinks and ice cream. To fill out the menu please bring a salad such as potato, macaroni, or a green or fruit salad. We also need BEANS since that seems to be a very popular item each year. It would also be helpful if each member and his or her guests brought their own table service and utensils. It should be a very nice event and the results of the election will be announced at that meeting.

Another item of concern is that a number of members are still feeding the animals. I know that many of you like myself love to see the birds and the squirrels and the raccoons and the new baby deer, but it is against state law to feed any wildlife because it upsets the balance of nature. Birdseed meant for the birds is often scattered and attracts mice and squirrels who then attract predators such as the mountain lions we have seen in the last few years. Many of you will remember that last year a mountain lion killed a deer and had several days of meals in one of our members yards. Enjoy looking but please don't feed the animals thank you.

Another problem that is affecting our environment is the introduction of non-native plants such as bamboo which can grow several feet each week and often spreads like wildfire. Letters are being sent to any members that have bamboo growing in their yards. Another family of plants is the broom family of which there are both Scotch and French broom spreading around the Park. The County has given the park permission to remove any non-native plants from the riparian corridor and the floodplain areas. It is also permissible to remove these plants in any other area of the Park.

Sandy the office manager has the new Official PPMC Web Site up and running and ready for you to use. The address: is <http://www.ppmcsc.org/> You will find all of the Park bulletins, Park forms such as the building packet, incident report forms, it is very user-friendly and loaded with information. We have added new items such as a reverse directory which will give you the name of the allotment owner if you have the allotment address, for example if you saw the number 474 on a golf cart you would know that golf cart belongs to Nick O'Donnell at 474 York Ave.

Message continues on next page.....

Harmony, Mutual Respect, Trust, Honesty and Cooperation are the backbone of any Masonic Society, Including Ours.

Park Manager Report

by Park Manager, Steve Polizzi



Summer is here and that means a lot more people are using the beaches, tennis/basketball courts, and the toys and equipment at those locations. Unfortunately, the toys, equipment, as well as trash is being left all over these recreation areas. Please, if you use any of the above listed items, return them to the bins where they are stored, and either pack your trash, or find a trash/recycle can and throw it away. If you see kids making a mess, kindly ask them to clean up after themselves or call me and I will speak with the parents/member. Let us also be respectful of our neighbors and remember that quiet hours start at 10pm every night. Please continue to have fun and enjoy our little slice of paradise, but also be aware that noise travels in the forest.

I have reminded everyone about the handicap parking space at the office for a couple of months now. **DO NOT** park in the handicap space at the Office unless you are legally allowed to do so. Anyone parking in the spot illegally will be fined \$250 and asked to come before the Board. A yellow loading zone is going to be created in front of the small garage for loading and unloading – the area will be painted with “loading zone” yellow paint shortly. If you aren’t loading/unloading something, please leave this area open for our mail and delivery trucks to use.



Last month I asked everyone to clear the brush away from street signs on their allotment and to trim back any overgrowth onto the streets. I still see areas that need to be taken care of so in the next couple of weeks we will be doing the trimming and cutting of these areas. I will first knock on your door before we start if there is no answer we will cut and trim the areas as needed and I will leave a note on your door.



I would like to say THANK YOU to Directors Lois Keithley, Michelle Green and Lee Heathorn it has been a pleasure working for and with you amazing ladies for the past year and a half. I hope to see you enjoying your new-found free time around the park.

A huge thanks to everyone who came out and helped with the Memorial weekend clean-up, to Brian Ramos who spends at least 4 days a week giving his time to help keep Paradise Park looking like paradise, and as always thank you to Andrew Almanza for your continued hard work.

LET’S HAVE A GREAT SUMMER!

Steve Polizzi

President's Message - Continued from previous page...

In closing enjoy attending the annual picnic (12:00pm); annual meeting (2:00pm); and a dance (7:00 to 10:00 pm) all of which will be held in the picnic grounds on Saturday, July 2nd. Also, the all wheels parade on Sunday, July 3 beginning at the Park entrance at 12:45pm, which will be followed by an ice cream social at the picnic grounds.

My thanks to our three retiring board members,

Lois Keithley who has served the Park for four years as both Board President and this year as Board Secretary and doing an outstanding job in each position.

Lee Heathorn who served this year as Vice – President and shared her many talents and strengths with all of us.

Michelle Green who served as Member at Large and developed a revised format and procedure to help make our Staking Committee more effective and productive.

Have a great Fourth of July!! And remember no fireworks of any kind are allowed in Santa Cruz County or in our Paradise Park.

Sincerely and Fraternaly,

Nicholas O'Donnell-President



REMINDER:

Pets are NOT ALLOWED at the beaches, playgrounds and tennis courts.

Please do not bring them when enjoying these amenities.

Thank you!!

CALENDAR OF EVENTS

- June 28 - Coffee SSH 9:00am
- July 1 - Wine & Cheese PG 4:00pm
- 2 - Annual Picnic PG 12:00pm
Annual Meeting PG 2:00pm
Rec Committee Dance 7:00pm
- 3 - All Wheel's Parade PG 11:30am
Ice Cream Social PG 12:00pm
- 5 - Coffee SSH 9:00am
- 9 - Hot Dog Potluck PG 5:30pm
- 12 - Coffee SSH 9:00am
- 14 - Wine & Cheese PG 4:00pm
- 16 - BOD Meeting SSH 9:30am
Hot Dog Potluck PG 5:30pm
- 18 - Stitch & Munch SSH 11:00am
- 19 - Coffee SSH 9:00am
- 20 - BINGO! SH 7:00pm
- 23 - Hot Dog Potluck PG 5:30pm
- 26 - Coffee SSH 9:00am
- 28 - Wine & Cheese PG 4:00pm
- 30 - Hot Dog Potluck PG 5:30pm

FROM THE PPMC CFO, Ken Cox

At the Board Meeting it was requested that the terms of the recently negotiated Comcast contract be spelled out in the bulletin. The contract was for a seven year term beginning in April 2016, with an initial lump sum payment to Paradise Park in the amount of \$29,325. Also, there will be quarterly payments based on Member usage, estimated to be \$1,250. quarterly.

It was also requested that I make members aware that they can prepay their TADS on a monthly basis. In order to do this, you would need to make prepayments of your estimated monthly TADS amount. Please contact Nancy Benoit, Paradise Park's bookkeeper, if you are interested in making monthly TADs prepayments.

Ken Cox



Santa Cruz Rainbow Girls

Santa Cruz Assembly is hosting the following fundraisers and service events. To schedule or for more details, contact Elaine Calverley, Mother Advisor at 831-471-8350.

- **1st Friday Babysitting from 5:30 to 10:00 pm at the Social Hall on Friday, June 3rd and August 5th.** Call to arrange childcare by June 2nd and August 4th.
- **Patriotic Pancake Breakfast on Sunday, July 3rd from 8:00 to 11:00 am at the Social Hall.** Tickets available at the door.
- Service and Fun: **Girls ages 10 and up** may join us on **Wednesday, July 27th and/or Wednesday, August 10th from 11:00 to 4:00 at the Social Hall** to sew quilt squares for Quilts of Valor and pillow cases for the kids at Shriners Hospital. Easy straight stitching, no experience needed! Adults with sewing machines and/or sewing experience welcome. Material provided. Bring a sack lunch, we'll provide snack and water. Please call so we know who to expect.

PPMC SOCIAL EVENTS **REGULARLY SCHEDULED EVENTS**

KNITTIN' KITTENS meet the **1st Monday** of the month at 10:00 am in the Small Social Hall. They play Canasta. For more information, contact Pat Rundell at 831/421-9360.

TUESDAY COFFEE meets every Tuesday morning In the Small Social Hall at 9:00 am.

PICKLEBALL PLAY at **3:00 pm** every **Wednesday and Saturday** at the Section 3 courts. There will be equipment available for you to use at the courts. For more information, contact Bill Laidlaw at 818-8879.

STITCH AND MUNCH: ALL interested stitchers: Crochet, Embroidery, Knitting, Needlepoint, Quilting, Sewing (Other?) Is held on the **3rd Monday at the Social Hall from 11 am to 3 pm**; bring Brown Bag Lunch. For more information, call Sue Lovelace at 831/420-0501.

MEN'S CLUB is on temporary hold. It will only be meeting when there is a program to present. If you have a suggestion for a program, contact Fred Dunn-Ruiz at dunnruiz@gmail.com or 831/426-6472.

PARADISE PARK QUILTS OF VALOR meets **1st and 3rd Fridays**, 10:30 am at the Lovelace's 501 Amaranth. All quilters are welcome. For more information, call Sue Lovelace at 831/420-0501.

WINE AND CHEESE usually meets on the **2nd and 4th Thursday** in the Social Hall from 4 until 6 pm.

BINGO meets on the **3rd Wednesday** of the month in the Social Hall from 7 until 10 pm.

HOT DOG POTLUCKS will begin on July 9th. HOSTS are needed. To volunteer, contact Donna Sorenson at 831/423-5763 or ladygardener52@aol.com

REMEMBER: NO FIREWORKS OF ANY KIND ALLOWED

IN THE PARK

JULY

4TH OF JULY WEEKEND EVENTS

FRIDAY, JULY 1ST: **WINE & CHEESE** on **Friday July 1st** from 4 - 6 pm in the Picnic Grounds hosted by Pat Herzog and Gayle Logan-Silva. BYO Beverage and a snack to share.

SATURDAY, JULY 2ND will include **The ANNUAL PICNIC, The ANNUAL MEETING** and a **DANCE**.

The **ANNUAL PICNIC** will be in the **PICNIC GROUNDS** from 12 - 2 pm. Bring your own place settings.

The **ANNUAL MEETING** will be on in the **PICNIC GROUNDS** beginning at 2 pm.

The **DANCE** sponsored by the Weavers will be held on in the **PICNIC GROUNDS** from 7 - 10 pm.

SUNDAY, JULY 3RD: Includes the **PARADE** and the **ICE CREAM SOCIAL**.

The **PARADE**, hosted by the Weavers, starts at the Front Gate beginning at 12:45 pm. Decorate your set of wheels and join in the fun. Parade begins at 1:00 pm.

The **ICE CREAM SOCIAL** will be held in the PICNIC GROUNDS following the Parade.

HOT DOG POTLUCKS begin on; July 9th in the Picnic Grounds and occur each Saturday. Bring your own Dogs to BBQ and a side dish for 12 to share. **HOSTS ARE NEEDED** for the Hot Dog Potlucks, contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com; if no one volunteers to host, it will have to be cancelled.

**REMEMBER: NO FIREWORKS OF ANY KIND ALLOWED
IN THE PARK**

AUGUST

HOT DOG POTLUCKS are held each Saturday in the Picnic Ground, except the 13th., when it may be held elsewhere. **HOSTS ARE NEEDED** for the Hot Dog Potlucks, contact Donna Sorenson at 831/423-5763 or email her at ladygardener52@aol.com

SEPTEMBER

LABOR DAY WEEK END IS SEPTEMBER 3-5

VOLUNTEERS ARE NEEDED TO LEAD THE LABOR DAY DINNER, LABOR DAY AUCTION, THE MAKING OF TROPHIES FOR THE LABOR DAY TOURNAMENTS AND THE BUILDING OF NEW HORSESHOE PITTS: **Now is the time to get started organizing these events, if they are to be successful. If you are interested in more details about either one or to volunteer to chair one of these events, contact Fred Dunn-Ruiz at dunnruiz@gmail.com or 831/426-6472.** Help will be provided by previous hosts. Don't be bashful about volunteering; YOU can do it.

4TH OF JULY WEEKEND EVENTS

Friday, July 1:

WINE & CHEESE from 4 - 6pm in the Picnic
Grounds

BYO beverage and a snack for 12 to share.

Saturday, July 2nd:

ANNUAL PICNIC from 12 - 2pm

in the Picnic Grounds

Bring your own place settings and a side dish to
share

ANNUAL MEETING at 2pm

in the Picnic Grounds

DANCE from 7 - 10pm in the Picnic Grounds

Sunday, July 3rd:

ALL WHEELS PARADE starts at the front gate
at 11:30am . Decorate your set of wheels, followed by
an ICE CREAM SOCIAL at the Picnic Grounds

NO FIREWORKS ALLOWED

Board of Directors OPEN Session Minutes – See Below Executive May 2016

June 18, 2016

9:30 am – Small Social Hall

Board of Directors OPEN Session Minutes – See Below Executive May 7 & 21, 2016

Roll Call: Silent. Present were President, Nick O'Donnell; Vice President, Lee Heathorn; Board Secretary, Lois Keithley, CFO, Ken Cox, and Director at Large, Michelle Green. There were approximately 22 members present.

Opening Items:

Invocation given Nick.

Pledge of Allegiance led Lee.

Executive July Minutes read by Lois. See below.

May Open minutes were approved as written. Motion Lee, seconded Nick - Unanimously approved.

Report from the Executive Sessions of May 7, 2016

Saturday May 7, 2016

REDACTED EXECUTIVE SESSION MINUTES

Saturday, May 7, 2016

The meeting was called to order by Nick O'Donnell, President, on May 7, 2016 at 1:55 p.m. Lee Heathorn, VP, Lois Keithley, Secretary and Ken Cox, CFO were present. Michelle Green, Director at Large, was absent.

6.0 DISCUSSION

Legal Cases: Three legal cases were discussed.

Member Discipline: **One Member** will be meeting with the Board concerning the condition of the allotment and the improvement.

Two Members will meet with the Board concerning their financials

One Member paid all of the money owed to PPMC

Sara Laskey: **Sara Laskey** is the new Member on 282 Keystone Way in Section 2.

Garbage Service: Lee reported that she read the law and there are "opt out" options.

Steve will be asked to find out exactly what they are and who has to give the approval. Our membership needs all the information.

Trailer Issue: The problem is solved. The Member will store it up in the fire station lot until the rental space is available which should be very soon.

Loan of PPMC Tables and Chairs: PPMC tables and chairs that are stored in the Corporate Yard are for PPMC and Member use, but they should not leave the park.

Escape Tax Issue: The Board agreed to send the bill out first without penalties listed. If not paid, the second letter will mention the 10% fine. Nancy feels that the county is catching up and may send the last three missing years of escape taxes within the next few months.

Employee Evaluations: The evaluations of two of the PPMC employees are due very soon.

Staking: We need a staking follow up as two Members are not in agreement.

A Member: A Member is not well. The Board decided to hold off sending the Member a suspension/termination letter until the Member is doing better,

Board of Directors Minutes - Continued from previous page

Bishop Estate: The current Board feels that the next Board will have to decide how to proceed with the attempt to sell the Bishop improvement.

A motion to adjourn was made by Lee and seconded by Ken. Motion passed 4 to 0. The meeting ended at 4:15 p.m.

SATURDAY, May 21, 2016 REDACTED EXECUTIVE SESSION MINUTES

Saturday, May 21, 2016, 8:35 A. M. Executive Session

The meeting was called to order by Nick O'Donnell, President, on April, 2016 at 8:15 A.M. Lee Heathorn, VP, Lois Keithley, Secretary, CFO, Ken Cox and Michelle Green, Director at Large were present.

1.0 EXECUTIVE ACTION ITEMS

- (a) The Executive Minutes of April 16, 2016 were approved as read.
- (b) There were no correction to the April 16, 2016 Open Minutes
- (c) The May 21, 2016 Open Meeting agenda was reviewed.
- (d) There were two late additions to the May Open Meeting Agenda. Under Unfinished Business the topic of Updating the Mission Statement for the Nominating Committee was added. Under New Business the topic of Garbage Cans was added.

2.0 CORRESPONDENCE

- (a) Incoming – **A Member** sent a letter concerning her concerns about proliferation of garbage cans being left out, 201 Keystone and use of bulletin for advertising Bible Study Club meetings. **A Member** sent a letter concerning the historic Tree Rules. **A Member** sent a letter about her neighbor's septic tank failure. **A Member** sent a note about the blowing of street debris onto his property.
- (b) Outgoing - **A Member** was sent a letter requesting a meeting with the Board concerning his lack of maintenance of his allotment and repair progress.
A Member was sent a letter requesting her to meet with the Board about a possible termination of her membership regarding her financial debt to the park.
The Santa Cruz Board of Supervisors was sent a letter concerning the Park's request for repairs to the Ocean Street Extension.
- (c) Incident Reports – **A Member** reported about vehicles parking on PPMC property.
A Member reported another Member for speeding.
A Member turned in a report informing the Park that another Member was filming her when she was outside.

3.0 MANAGER REPORT – Steve Polizzi Complete report is attached.

- (a) Golf Cart safety rules need to be published.
- (b) Park GREEN WASTE cans have been painted with a pink stripe.
- (c) Our street signs need to be visible and need cleaning around them.
- (d) A BBQ lunch will be served in the Park Office parking lot for Memorial Day Clean-up.
The Board members and the Manager will personally pay for the food.
- (e) Please use trash bags for extra Memorial Day Clean-up. Manager will pick them up.
- (f) According to the County Trash Policy, all Members need trash service. The Park Office will have exemption request forms for the county.
- (g) A loading zone will be designated behind the small garage for deliveries.

4.0 INFORMATION

- (a) Members Pending List - Reviewed
- (b) Improvements for Sale List – Reviewed

The morning session of the Executive Session was ended at 9:25 A.M. so the Board could move up to the Small Social Hall for the Open Meeting.

Board of Directors Minutes - Continued from previous page

P.M. Executive Session

The afternoon session of the Executive Meeting was called to order by Nick O'Donnell, President, on April 16, 2016 at 1:00 P.M. Lee Heathorn, VP, Lois Keithley, Secretary, Ken Cox, CFO and Michelle Green, Director at Large were present.

5.0 APPOINTMENTS

1:00 – **A Member** met with the Board to discuss her financial obligations and a payment plan.

1:35 – **A Member** met with the Board to discuss his lack of maintenance of his Allotment. He will meet with the Board in June to describe his progress with the County about permits and his remodeling project.

2:30 - **A Member** met with the Board to discuss her financial obligations and a payment plan.

6.0 DISCUSSION

(a) A discussion was had regarding the timing of the bank reconciliations and the distribution of the financial reports to the Board. Ken will work with Nancy to ascertain that the operating bank account reconciliation is performed, prior to distribution of the financial reports to the Board.

(b) A discussion about annual evaluations of the Park staff and salaries was held.

(c) A discussion of censuring a director was held. A decision was made to table the topic until the June Executive Board meeting.

7.0 LEGAL

Three legal cases were discussed.

A motion to end the Executive Session at 4:10 P.M. was made by Lee and seconded by Ken. There was no discussion. The motion passed 5 to 0.

Minutes of OPEN Session of June 18, 2016

Manager's Report: Steve Polizzi

1. He has spoken with those members reported for violating handicapped parking rules. He has given the Board the names. Letters will be written, and if the Member continues to park in the handicapped parking spot, they will be required to meet with the Board.
2. He has contacted the county mosquito abatement department asking for them to treat the park for these pests. He has treated the pond in the Picnic Grounds.
3. The picket fence by the office has been repaired. After the raw wood has had time to dry a bit, the new pickets will be painted.
4. He reminded the membership that there is a county noise curfew of 10 P.M.
5. He is putting toys back on Middle Beach for now. Please remember to put the toys away that your family has used before leaving the beach.
6. He wanted to thank those Members who helped with the Memorial Day clean-up along with Andrew and Brian.

President's Report: Nick O'Donnell

Nick reported that the PPMC web site is now up. The URL is ppmcsc.org. He invited the Members to go on line and check it out. He explained that there are the usual links to PPMC documents, but now there are links to sites like Santa Cruz weather, the PPMC monthly calendar and more. Steve added that there is a link to the Santa Cruz San Lorenzo River camera. Lee added that there is also a Felton- San Lorenzo River camera site on the web.

Vice-President's Report: Lee Heathorn

Lee informed the Members that our first summer water bill is due on June 21st and that the price of water has gone up. The increase is a structured one based on usage. We have budgeted \$130,000 for the 2016-2017 year.

**Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of June 18, 2016**

Minutes of OPEN Session of June 18, 2016

Treasurer's Report: Ken Cox

Ken mentioned that it is audit time, and the Park Office is busy getting the required documents ready for our auditors. He has negotiated a contract with the auditing firm that keeps the cost of any extra hours at 25% of the billable rate. This reduced billable rate percentage gives the auditors additional incentive to complete the audit within engagement terms. Our old contract stated that the extra billable hours would be billed at 50% of the billable rate.

Secretary Report: Lois Keithley no comments**Director-at-Large: Michelle Green**

Michelle thanked the membership for electing her to serve on the Board for the last two years. She said that she had done her best and hoped her hard work had benefited the Park and the membership. She went on to discuss her censure by the previous 2014-2015 Board. She explained that she had written a letter listing the requirements she needed if the current Board was going to entertain a motion to censure her this month. She explained that she chose not to run for office this coming year so she could spend more time with friends and family. At 9:58 A.M. she turned in her Director's binder and office key to Nick and left the meeting.

After she left a discussion took place between the Board and the Members present. It was mentioned that our bylaws do not mention a director being censured. A question was asked if the Board had a "cut and dry" procedure in place for censuring a director. It was suggested that the Board have such a procedure in place and written down. Ken said that from his research a censure has two purposes. First it is an expression of the rest of the Board's disapproval of the Director's behavior. Second, it also distances the board from potential liability if a lawsuit is filed and serves as evidence the Board was not complicit in the behavior.

REPORTS FROM COMMITTEES:

Accommodation & Accessibility: no report

Building: REQUEST FROM THE BUILDING COMMITTEE. When a county building permit has been obtained for work, please submit a copy of the final signed off permit to the office when the project is completed, so we may close your file.

Budget: no report

Bylaws: no report

Covered Bridge: no report

ERT: no report

Historical: no report

Insurance: no report

Long Range Planning: Sharon Simas

Sharon began her presentation by thanking Dick Tippit and Jean Cook for all their work on the report concerning a specific reserve fund. Dick is working on a final list of projects that need to be done. She mentioned the following two major requests from the committee: 1) The Board should designate \$250,000 in our savings for the reserve fund which will be set up with the help possibly from a bank officer and will take into account the IRS requirements and 2) The Board should prioritize the urgent needs i.e. tenting the covered bridge due to termites and dry rot then decide how they will be addressed. A motion was made by Lee and seconded by Ken that the Board should set aside \$250,000 from our Initiation Reserve savings to create a Designated Reserve Fund. The motion passed 4-0. The Board will now have to find ways to fund the Designated Reserve Fund. The Board agreed to put the entire report up on the PPMC web site.

Board of Directors OPEN Session Minutes - Continued from previous page Minutes of OPEN Session of June 18, 2016

Orientation: Lee reported that 4 orientations were done since the last open meeting.

Recreation: The Committee met on Saturday, June 11th. Present were Chairperson, Fred Dunn-Ruiz, Secretary, Karen Eneboe and Donna Sorenson.

The Memorial Weekend Dance was well attended. Estimates are 60-70 persons and it was reported that the Pickleball event on May29th was successful. Players are meeting at 3 pm on Wednesdays and Saturdays at the Section 3 courts.. A request was made to add Pickleball lines to the Section 4 courts. Fred will research how this would affect the tennis players.

The question arose as to why the Reserve Rec Fund is restricted to Capitol improvements. Some think we should use these funds to repair equipment. Fred will research the history of this restriction.

No one has volunteered to don the research and make suggestion about the appropriate equipment for the proposed Par Course and/or the Play Structures. we are looking for persons willing to make suggestions as to what would be best for the Park. Interested person should contact Fred at 831/426-6472.

Diane Brown has not yet reported on her visit to County regarding the softball field.

Upcoming events include:

1. The Potluck tonight hosted by Elaine and Brian Calverley. This is the last of the Social Hall Potlucks until September. The Hot dog Potlucks begin in July.

The 4th of July events are covered. Ron and Linda Weaver are sponsoring the Dance, which will be in the Picnic Grounds from 7-10 on Saturday the 2nd. The all Wheels Parade will be on Sunday the 3rd; participants are asked to gather at 12:45, the Parade will begin at 1 and the Ice Cream Social will follow in the Picnic Grounds. Helpers are still being sought for the distribution of the ice cream; volunteers should see Fred.

Projects yet to be completed:

1. iPad connection to overhead projection unit in the Social Hall - Steve Brown/Manager
2. Green Swing repairs - Manager
3. Softball field by Garden - Diane Brown
4. Horseshoe pits - Lauren Maxwell & Butch Downing
5. Volunteers to be in charge of the Labor Day Dinner, the Labor Day Auction, the making of trophies for the Labor Day Tournaments and to host the Saturday night Hot Dog Potlucks. To volunteer, contact Fred Dunn-Ruiz for Labor Day events or Donna Sorenson for the Potlucks.

The next meeting of the Recreation Committee is July 9th at 10:30 am at Fred's house.

Staking: John Sorenson – Requested Board approval for the finished stakings on 148 St. Alban and 195 St. Bernard. A motion was made by Lee and seconded by Ken to approve the two stakings. The motion passed 4-0. He also requested that a link to the Staking Log be added to our web site. The Board agreed to add it.

UNFINISHED BUSINESS

Linda Reynolds wanted to remind the membership that it is against the law to feed the wild animals.

NEW BUSINESS

Nick reminded the membership that bamboo is an invasive species and should not be planted in the park. If a Member finds bamboo on their allotment, please remove it.

OPEN FORUM

Mark Zevanove Thanked Lee, Michelle and Lois for their hard work while serving on the Board. Lee said that the Board, in their morning executive meeting, many statements of appreciation to Lois for her exceptional long term knowledge and memory of PPMC issues, her extraordinary and meticulous research activities and her overwhelming helpfulness and dedication to the Board and PPMC in general.

**Board of Directors OPEN Session Minutes - Continued from previous page
Minutes of OPEN Session of June 18, 2016**

John Mancini asked the Board if they were enforcing the rules for handicapped parking. Nick replied that they are, and he has written letters to repeat offenders. Steve mentioned that he has spoken with the Park's vendors about using the loading zone.

Fred Dunn-Ruiz informed the Board that the right side of the driveway up to the kitchen door of the Social Hall where it is marked NO PAKING often has golf carts parked there. That makes it difficult for those who cannot climb stairs or the steep ramp on the left side of the driveway. They can use the hand rail on the right side and walk up the driveway and around to the door.

John Mancini requested that the Board put the fine policy up on the PPMC web site. The Board agreed to do so.

Leigh Wunce mentioned the need for our Member Roster to also include the name and phone number of any occupant that lives in an improvement when the Member lives elsewhere. The 2015 Census should have that information. A motion was made by Lee and seconded by Ken that the Board should form a committee to make suggestions on how the Member Roster could be revised to include occupants as well as the Member. The motion passed 4 to 0. Nick appointed Donna Sorenson, Fred Dunn-Ruiz, Leigh Wunce and Eddi Brown to serve on this committee. The discussion also included the possibility of adding a cross-reference using street numbers and Member names which might be added as back pages to the Member Roster.

Mark Zevanove asked the Board what they are doing about collecting money from Members who are in arrears. Ken responded that the bookkeeper has talked to every member who is in arrears. Those who want a payment plan will work with the Ken. Those who are unable to pay what they owe will face suspension with the end result of termination.

Sharon Simas reminded the Board that when she was on the Board, they wrote of five letters that were sent in succession (if needed) to Members who were in arrears.

John Mancini asked if our payment plan has a time line included for the collection of the money owed. Ken said that there was a time limit included along with the amount of each monthly payment. John also asked if Members can prepay their TADS. Nick responded that a Member can prepay TADS. In fact, he has been doing that for some time.

Mark Zevanove asked if the Comcast contract had been renewed. Ken responded that it had been renewed. The initial lump sum was about \$29,000 with quarterly payments based on Member usage. He will look at the Comcast contract to see if an approximate amount for the quarterly payments is mentioned.

Sharon Simas thanked Nick for being the Board President and for all his work.

John Mancini thanked the Board for cooperating on the preparation of proposed PPMC Bylaw and Rules & Procedure additions and changes.

Sevilla Granger thanked Ken for his work and mentioned she was aware of some free document management systems. She also asked that her name be added to the list of Members requesting street light shades.

The Open Meeting was adjourned at 11:50 a.m.

Respectfully submitted by Lois Keithley, Board Secretary

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

SECTION 1			
325 Royal Arch	Marjorie Wurster Contact John Wurster 831-479-0478 831-239-3379 (cell)	\$250,000	2BR, 2BA 1500 sq. ft.: Upstairs; 1BR, 1BA, open plan kitchen & dining room & lg. living room with skylights, gas fireplace. Downstairs; 1BR, 1BA, laundry, pantry & lg. game room w/bar, real pool table, brick log fireplace w/insert. Front & back decks, workshop, storage shed. Split level allotment with carport + one parking spot beside it. Recent new roof & septic tank. Request photos at jwurster3718@gmail.com.
407 Keystone	William Denton Mark Zevanove, Agent 831-588-2089	\$115,000	In the heart of everything, next to the shuffleboard courts and across from the covered bridge, this 1BR, 1BA approx 1,000 sq fit house needs a little TLC. It has beams in the living room, along with a fireplace. There is a family room that can be used as an additional sleeping room off the kitchen.
SECTION 2			
293 The Royal Arch	Jerrol Largin Contact: Greg Wheatley 209-915-3804	All Serious Offers Considered	Buildable allotment for sale near picnic grounds. Includes existing septic tank and plans.
336 The Royal Arch	John Kregel Mark Zevanove, Agent 831-588-2089	\$249,500	2+ BR, 1+ BA, 4,915 sq ft allotment/4, 250 sq ft improvement. Great wheelchair access and garage downstairs. Section 2 location gets good sun, with great deckings.
368 Eastern Star Road	Tripura Anand 831-420-1008	All Serious Offers Considered	1 BR, 1 BA, 4825 sq. ft. allotment. Warm and cozy cabin facing Picnic Grounds. Recently remodeled. Thermal windows and wooden floors throughout. Lots of skylights. Original cathedral ceiling. New roof & foundation. Well maintained septic. Ample parking. Also detached studio with loft. <tsanand1008@yahoo.com>
385 Hiram Road	Brantly Sandretti 831-713-5829 (home) 831-331-5217 (cell) Mark Zevanove, Agent 831-588-2089	\$229,000	Updated 2BR, 1BA home, with a finished room that could be used for sleeping as a 3rd bedroom. Sunny allotment, fenced backyard, wrap around deck with hot tub. Remodeled bathroom with double pane windows throughout home. New hardwood floors in kitchen and living room. Carpeted bedrooms. Detached carport. Pantry and laundry room inside home. This is a modern home that is turn-key ready.
387 Hiram Road	Robert Wunce 831-425-1616 Robert 831-425-7760 Robertsilversmith@sbcglobal.net	\$649,999	Beautifully designed, contemporary custom owner-built turn-key home with abundant sun, with one of the most private landscaped gardens in the Park. 2 story, 3 bedrooms, 2+ baths, 10ft ceiling living room, spacious kitchen with European style cabinets. Cathedral ceiling in dining room & 2 of 3 bedrooms. Large laundry room, & open study/library area upstairs. 2239 sq ft home on 5,890 sq ft allotment. Abundant storage in house and detached 2 car garage. New 30 year roof, double pane windows & skylights, forced air furnace, wood burning heater & in wall vacuum system. To see pictures go to Craig's List: http://sfbay.craigslist.org/scz/reo/5549667017.htm
405 Consistory	Greg Bishop 209-202-7286	\$155,000	Diamond in the rough!! 1 BR, 1 BA with lots of potential, well located in Section 2. Well appointed kitchen with fireplace in the living room. Needs some TLC.
SECTION 3			
200 Keystone	Alcinda Walters 831-428-2431	\$850,000	6BR, 3BA home. Very special location with a beautiful garden & expansive decking overlooking the San Lorenzo River. Large home with living room, den, bar & laundry room. 4 car garage, 2 car tandem carport & plenty of extra parking. 8 walk-in closets. Don't miss the chance to live in the most amazing home in Paradise Park!
SECTION 4			
620 St. Augustine	Gary Hursh 916-481-1944 (home) 916-481-9426 (office)	\$429,000 Price Reduced Willing to Finance	Riverfront Property! 1st Time on the Market in 50 Years! 3BR, 2BA. Allotment 7,047 sq. ft., Improvement 1,850 sq. ft. Prime location with easy parking. Large living room, beautiful stone fireplace, large formal dining room, skylights, 8 large storage rooms and 2 garages. Beautiful deck overlooking the river.
646 St. Augustine	Greg Laskey 831-419-4631	\$475,000	Stunning view of river, main beach and Washington path from a new deck! 2BR, 2BA with loft. Upgraded appliances included. 2 car garage, laundry & shop in basement. House is up to County Codes 2014. Lots of sun and best views.

Improvements for Sale by Member

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SECTION 6			
177 St. Bernard	<i>Garrett Lenz</i> Mark Zevanove, Agent 831-588-2089	\$195,000	5BR, 1 BA 1736 Sq Ft. improvement. Large home on the River. Unique floor plan Can build new 1736 sq ft. home on site. Located on two lots. Call agent Mark Zevanove for showing @ 831-588-2089.
179 St. Bernard	<i>Marshall Petty</i> Mark Zevanove, Agent 831-588-2089	\$215,000 Sale Pending	2BR, 1BA, 2,788 sq ft allotment/1,224 sq foot improvement. Located in the "Riviera of the Park" where you can get great sun, one must see this beautifully redone interior. From dual panel windows to beautiful new cabinets, the owners attention to detail stands out. Combined with central heat and modern kitchen, along with covered parking and lots of storage, this house is a bargain at \$215,000.
191 St. Bernard	<i>Kirby Estate</i> Mark Zevanove, Agent 831-588-2089	\$250,000 Sale Pending	3 BR, 2+BA, built in 1982. Improvement of 1,500 sq ft plus a downstairs area (recently flooded) with a BR, BA and kitchenette. Home includes modern kitchen, vaulted ceilings with skylights, forced air/heat. If you can deal with the river, this is a steal!



PPMC MEMBERSHIP APPLICATIONS PENDING

<u>Applicant</u>	<u>Date Posted</u>	<u>Member/Seller</u>	<u>Allotment</u>
<u>MEMBERS</u>			
Jerrold Largin	09/29/2014	Greg Wheatley	284 Keystone Way
Rebecca Laskey	11/10/2015	Greg Laskey/Seller	646 St. Augustine
William Pardue	06/06/2016	Marshall Petty	179 St. Bernard
<u>ASSOCIATE MEMBER</u>			
Suzanne Fleming	02/29/2016	Pat McDonald	632 St. Augustine
Kevin Willson	05/31/2016	Ken Willson	263 Keystone Way
Rebecca Longacre	06/20/2016	Nancy Longacre	489 Knight Templar
<u>ALT. ASSOCIATE MEMBER</u>			
Carol Karmakar	08/14/2015	Dana Hope	178 St. Bernard
Sarah Dell'Aquila	09/22/2015	Karen Friedman	126 Keystone Way
Ryan Duty	10/02/2015	Julie Radder-Duty	531 St. Ambrose
Chandra Thompson	10/15/2015	William Thompson	147 St. Alban
Kerri Anne Ramsay Price	05/13/2016	Anne Ramsay Estes	444 York Avenue

**Mark Zevanove Presents:
5 Beautiful Paradise Park Properties
(831) 588-2089
BRE #00662936**



407 Keystone Way In the heart of everything, next to the shuffleboard courts and across from the covered bridge, this 1BR, 1BA approx 1,000 sq ft house needs a little TLC. It has beams in the living room, along with a fireplace. There is a family room that can be used as an additional sleeping room off the kitchen.

Listed at \$115,000

179 St. Bernard 2BR, 1BA, 2,788 sq ft allotment/1,224 sq foot improvement. Located in the "Riviera of the Park" where you can get great sun, one must see this beautifully redone interior. From dual panel windows to beautiful new cabinets, the owners attention to detail stands out. Combined with central heat and modern kitchen, along with covered parking and lots of storage, this house is a bargain at \$215,000.



336 The Royal Arch 2+ BR, 1+ BA, 4,915 sq ft allotment/4, 250 sq ft improvement. Great wheelchair access and garage downstairs. Section 2 location gets good sun, with great deckings. Listed at \$249,500

191 St. Bernard Updated 2BR, 1BA home, with a finished room that could be used for sleeping as a 3rd bedroom. Sunny allotment, fenced backyard, wrap around deck with hot tub. Remodeled bathroom with double pane windows throughout home. New hardwood floors in kitchen and living room. Carpeted bedrooms. Detached carport. Pantry and laundry room inside home. This is a modern home that is turn-key ready
Listed at \$250,000. - **SALE PENDING**



385 Hiram Road Updated 2BR, 1BA home, with a finished room that could be used for sleeping as a 3rd bedroom. Sunny allotment, fenced backyard, wrap around deck with hot tub. Remodeled bathroom with double pane windows throughout home. New hardwood floors in kitchen and living room. Carpeted bedrooms. Detached carport. Pantry and laundry room inside home. This is a modern home that is turn-key ready. Listed at \$229,000

Licensed since 1978 with over \$250,000,000 in sales - Servicing Paradise Park Masonic Club and all of Northern California

Since June 2011, Mark Zevanove has sold the improvements at the following addresses:

190 St. Bernard	703 St. John	265 Keystone	182 St. Bernard
140 St. Alban	183 St. Bernard	679 St. Paul	585 Keystone Way
116 Keystone Way	252 Keystone Way	645 St. Augustine	113 Keystone Way
652 At. Augustine	284 Keystone Way	699 St. John	422 Joppa
184 St. Bernard	417 Joppa	463 York	462 Eastern Star
169 St. Bernard	383 Hiram	159 St. Victor	145 St. Alban
505 Amaranth	604 Keystone Way	512 Courtesy Lane	532 St. Ambrose

These sales have generated \$140,000 for the Park in initiation fees