



**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  
By Kurt Likins

I would like to thank our Park Staff for all of their hard work this past year. I would also like to thank everyone who has volunteered for a committee this past year. Volunteering your time for your Community isn't always easy but it is much appreciated.

I hope 2021 is a better year for all of us, most importantly be safe and Stay Healthy!

Fraternally,

Kurt Likins  
President PPMC 2020



**TEAMWORK**

coming together is a *Beginning*  
keeping together is *Progress*  
working together is *Success*

~Henry Ford~

## Transparency Corner

All the recall ballots should have been returned by now and are securely locked in the ballot box. Unfortunately, due to the current Covid-19 restrictions against any kind of gathering, we cannot authorize the Election Committee members to count them yet. That will take place as soon as it is deemed safe by the State and County Health officials.

Since it is no longer possible for the PPMC Board of Directors to influence Members concerning their votes on this issue, some additional transparency is now available. You may be wondering why Directors Polizzi and Mayo weren't more vocal in defending themselves, or why the Board didn't post information about the issues involved in this recall process. The following is the cover letter that was attached to the signed recall petitions when they were officially submitted to the PPMC Board Secretary. If you signed either of the petitions, are you aware the signers, Robert Wunce (Member), Mark Treuge (Member), Mark Zevanove (Assoc), Susan Zevanove (Alt Assoc) and Leigh Wunce (Assoc), who claim to represent 391 Members, threatened legal action against the Corporation on your behalf?

September 13, 2020

To the Secretary and Board of Directors:

Pursuant to Article VII, section 6 of the Bylaws of the Paradise Park Masonic Club, Inc., enclosed herein are petitions for the recall of directors Joe Mayo and Verdic Polizzi. We expect that the Board will uphold its duties to Paradise Park and its members and act in the utmost good faith to protect the integrity of this process, consistent with the Bylaws and the laws of the State of California.

In that regard, any involvement by Mr. Mayo and Mrs. Polizzi in the removal process constitutes a conflict of interest. Accordingly, there should be no question that Mr. Mayo and Mrs. Polizzi must recuse themselves and abstain from participating in any removal procedures. Neither Mr. Mayo nor Mrs. Polizzi should have any part in the preparation of the recall election ballots, the sending of the ballots, or counting of the ballots. Nor should Mr. Mayo or Mrs. Polizzi (or any member of the Board) contact any of the petitioners or the rest of the membership regarding the recall. Any attempt by any member of the Board to influence the petitioners or the membership by, for example, expressing opinions about the merits of the recall in any communications with members of Paradise Park (in emails, phone calls, the monthly bulletin, or otherwise), will compromise the integrity of the process and will subject the Board to legal action.

In sum, any participation by Mr. Mayo or Mrs. Polizzi in the recall procedures or any attempt by the Board to interfere with the recall process will be interpreted as breaches of the Board's legal duties to Paradise Park and its members. The petitioners reserve all rights and remedies under applicable law.

Robert Wunce 387 Hiram - member  
Mark Treuge 464 York MEMBER  
[Signature] 274 Keystone Assoc. Member  
Susan Zevanove 274 Keystone w/ Alt. mem  
Leigh Wunce 387 Hiram assoc member

### Transparency Corner (Con't.)

I can assure you that Joe and Verdie were not involved in any way with the policies or procedures related to the ballot or balloting on these recall petitions.

Now about the restrictions set down by these petitioners: neither Joe nor Verdie nor any Board Member was allowed to speak to any Member about the recall or communicate an opinion by emails, phone calls, the monthly bulletin, or otherwise? A court judge can declare a gag order related to a trial when there is ample evidence that a defendant's rights could be infringed upon by release of certain information, but these petitioners felt that they had the right to muzzle the Board and prevent Joe and Verdie from defending themselves.

Some of you saw only the petition(s), which you were asked to sign, based on a claim of "Lack of Confidence". Some of you were also shown a supplemental list, not a part of the petition, with a list of supposed wrongdoing that Joe and or Verdie are purported to have committed. But the Board was not allowed to make any comments to disprove any of those allegations - under threat of legal action by the 5 signers of the cover letter on YOUR behalf. Legal action means a lawsuit against PPMC, and even if unfounded, when a suit is filed the Park is on the hook with our insurance company for the \$50,000 deductible. That impacts the wallet of all 391 members, not only the 5 signers above.

The ballots will be counted, and the results will be known when that time comes but know also that libelous and slanderous proclamations will be examined, and appropriate responses will be taken.

Dick Lovelace, Vice President – Paradise Park Masonic Club

### MANAGER'S REPORT

I hope everyone had a safe and happy Holiday Season. As a reminder to the Membership regarding dogs/pets and being leashed when off your allotment, please see the Paradise Park Masonic Club Rules and Procedure:

#### "7. Pets

**7.01 The only pets allowed on PPMC property or an allotment are domestic pets. All pets shall be on a leash and under control when not on the Member's allotment. Members and guests are responsible for cleaning up after their pets. Dog owners shall take steps to ensure that their dogs are not noisy. There is a County ordinance limiting the number of domestic pets allowed. No pets are allowed on the beaches, the picnic grounds, or at Park functions where food is being served. (6/09)"**

The reason for this reminder is that more and more Members and/or guests are walking off their allotments with dogs not on a leash. Please remember that this rule includes cats. There are a couple Sections in the Park where Members' cats are just roaming around outside, this is NOT ok.

I would like to thank all of you that have removed personal items from Park common areas, it is greatly appreciated. On Mondays after your trash/recycles/green waste has been picked up please move your cans off the street and onto your allotment, cans should not be stored on the street or common areas.

It is now the rainy season so please make sure that your allotments are ready when the rain starts. I am looking forward to hopefully returning to some sort of normal for the Park and Park activities this year!!

*Steve*

### The Bylaw Buzz

Each month, the Board of Directors will be publishing Bylaws and/or R&Ps that have been “buzzing” around the Park. After many years of Boards’ failures to enforce our governing documents (the ones we all agreed to abide by as Members), recent Boards decided the time had come to adhere to these tenets, only to be chastised for doing so by the same group of Members that had previously demanded enforcement.

We’ve **bold/italicized/underlined** the applicable discussed portion of each “buzzing” bylaw. This month, we would like to bring to the membership’s attention **Article III Membership, Section 24 (Suspension of Membership), and Section 28 (Acceptance of Corporation Bylaws and Rules and Procedures)**:

**24. SUSPENSION OF MEMBERSHIP - *The Membership of a Member, Associate Member, or Alternate Associate Member, including but not limited to the right of occupancy and use of the applicable allotment, may be suspended, in part or in full, with further action of the Board, if the Board finds, based on a good faith determination that such Member, Associate Member, or Alternate Associate Member has:***

- A. Committed an act, which has been proven to be a Masonic offense; or
- B. ***Behaved in a manner that is not consonant with good citizenship or engaged in conduct materially and seriously prejudicial to the Corporation’s purposes and interests;*** or
- C. ***Failed in a material and serious degree to abide by the Bylaws and/or the Rules and Procedures;*** or
- D. Failed to maintain his or her good standing in a duly regularly constituted Lodge of Master Masons recognized and accredited by the Grand Lodge of the State of California Free and Accepted Masons or of duly and regularly constituted Chapter of the Order of Eastern Star recognized and accredited by the Grand Chapter of the State of California.

...

***Failure to correct the act or omission that led to suspension of Membership may result in termination of Membership,*** Associate Membership, and Alternate Associate Membership.

**28. ACCEPTANCE OF CORPORATION BYLAWS AND RULES AND PROCEDURES - *A condition precedent to anyone becoming a Collective Member of PPMC is the written acknowledgment and consent by the Member, Associate Member, and Alternate Associate Member that he or she agrees to abide by and comply with these Bylaws and Rules and Procedures of PPMC as adopted from time to time.***

Your recent Boards of Directors have directly observed, and have received many incident reports reporting, acts of behavior “not consonant with good citizenship...” and have suspended (and/or fined) Members accordingly. Privilege of allotment has not been restricted (see Article III, Section 15), and the Boards have given Members an opportunity to be heard even though this is not required per the Bylaws; however, the Members who have been held accountable for their actions continue to buzz around with their versions of facts, so the current Board hopes this helps to clear up some of the rumors you’ve heard.

The 5 Directors you elected into office have all sworn to adhere to our Bylaws and have done just that. If any Member has a question about the information above, please contact the Board.

Thank you!

## Board of Directors OPEN Session Minutes

October 17, 2020

11:09 a.m. via ZOOM

### 1.0 Opening Items:

- a) Roll Call: 4 Board Members present with Dick Lovelace calling in via telephone and Joe Mayo absent.
- b) The Invocation was given by Harold Brown. The Pledge of Allegiance by Harold Brown and all in Attendance
- c) Consideration of Late Additions to the Agenda: Request made by Member Cheryl Dangreau.
- d) Reports from Executive Meeting – Executive Minutes from September 26<sup>th</sup>, 2020 were read and approved as written 3-0.
- e) Open session minutes were read for September 26<sup>th</sup>, 2020 and approved as written 3-0.

### 2.0 Manager Report

- a) Manager Steve reporting that he is still working on the small water issue near the covered bridge. Once fixed Steve to contact the Water Dept. to try and get a reimbursement.
- b) **President's Report** President Kurt Likins informing all on the progress of the received petition and the Election Committee's work. The Committee has until the 22<sup>nd</sup> to complete their task of verifying signatures. Once they have finished and supplied the Board President with their report Kurt will then report to the Membership. If a vote is necessary, it will get out in the proper timeline, following our bylaws.
- c) **Treasurer Report-** Treasurer Joe Mayo absent- No report given.
- d) **Other Directors Reports-**None

### 3.0 Unfinished Business

- a) **Tree Request** -652 St. Augustine Tabled from last month. Kurt reporting that the Board went out to the allotment and looked at the two trees. Received a report on one of the trees regarding the septic system and the proximity to it causing future damage. Motion was made by Harold Brown to approve the removal of the large tree next to the septic system. Second by Verdie Polizzi- Passed 4-0. Member instructed to resubmit tree request for second tree with additional documentation as needed.
- b) **Committees** — President Kurt reporting that the Board Liaisons should have been in contact with their committees. If they have not, they will be this week.
- c) **Fred Dunn Ruiz- Picnic Ground Restroom**— The Board reviewed the information submitted by Fred Dunn Ruiz back in 2019. Kevin Little to be the contact lead. Motion made by Dick Lovelace that the already approved (2-4-2019) process is to proceed and the designated Contractor, Kevin Little becomes the point of contact with the County. Second by Verdie, Approved 4-0.

### 4.0 Committee Reports-

- a) **Budget** - No report
- b) **Building** - No Report
- c) **Bylaws** - Dick Lovelace reporting that the list of Committee Members has been submitted.
- d) **Long Range Planning** - No Report
- e) **Recreation** - No Report
- f) **Staking** - No Report
- g) **Tree** – Handled earlier in the meeting. (Unfinished Business 3.0a)

### 5.0 Ad-Hoc Committees

- a) **ERT-**Donna Sorenson reporting that the Committee met last week and is still working on nailing down the pre-evacuation notification processes. They also conducted a visual inspection, and the report sent on to the Fire Team. Important to clean off roof debris and have a working hose on your allotment. Donna also reporting that the fire team will be out purging hydrants throughout the Park this week to make sure they are in working order. President Kurt to meet with Donna this week as the Board Liaison.
- b) **Orientation- No Report**
- c) **Historical -No Report-** Kurt to be in contact this week.
- d) **Water – No Report**

**October 2020 Minutes (Cont.)****6.0 New Business**

a) **Lawsuits**— PPMC has been served with a lawsuit by 210 Keystone Way. Board has contacted our insurance and forwarded it to legal counsel and will be moving forward with the process. Also moving forward with the longstanding suit and pursuing mediation. In addition, we have been served a subpoena for documentation for a legal matter involving John and Sharon Simas that has required time and legal attention.

b) **Cheryl Dangreau information request letter**— Letter received from Member Cheryl Dangreau and read by Kurt Likins:

**#1** Regarding the recall petitions - I believe calling the Members that have signed the petition could be considered harassment. We do need to verify that the signatures are a Member in good standing. The petition is to bring the issue to a vote of the membership. Even if someone felt pressured to sign the petition, it does not mean they would vote to recall. It merely brings it to a vote of the membership so that everyone has a say. For either of the two members of the Board to be involved in an way is a conflict of interest. **Board response-** The process of verifying the petition is in place and it will be completed on the 22<sup>nd</sup> of this month. The information will be e-blasted out once obtained. If a vote needs to take place it will take place following the bylaws. Neither of the Board Members involved in the petitions have been involved or will be involved.

**#2** Dog Park—The Dog park across from the picnic grounds needs to have a fence installed. There are existing funds, Approx. \$2000. in an account that could cover the costs of doing this ourselves but not enough to hire a professional. Steve has expressed in the past that the crew has the experience necessary to complete the project. I am asking the Board to support this recreational area and give their direction to proceed. **Board Response-** Park can help in the way of equipment usage. Encouraging of a work party to make it happen.

**# 3** Water Meters-We need and Ad Hoc water Committee into installing water meters at each improvement so everyone pays for their own water usage. The Member who only uses their improvement once a year should not have to pay as much as the Member who lives here full time. This is the biggest expense of our corporation. We did this with our garbage, we can do it with the water as well. Additionally, a member would be able to identify when they have a leak in the piping or malfunctioning equipment such as a toilet running. Basic Concepts A short term loan could be acquired by the Park to purchase “Smart Water Meters” and contract for their installation., With the money the park is saving to pay the water bill, we could pay back the loan and once it is paid off, we would have the money available for other improvements. The Park would pay for the meters and installation so no money up front from the Members. The members would begin paying for their own water usage. **Board Response-** Yes Water meters need to be revisited. Board to take under serious considerations. There was a water committee in the past that did extensive study. Board to look at again. Board Member Verdie informing all that she was on the committee in the past and reminded all that the Santa Cruz water department will not take on the use of Park Pipes. Verdie still in favor of looking at it. Board President in favor of looking at guidelines to follow regarding a new water committee. Kurt taking Cheryl’s thoughts into strong consideration and will report back.

**#4** Evacuation Housing—Can we help in the future for those Masons and Eastern Star who have been evacuated due to fires in the way of a place to temporarily reside? Maybe in a trailer or motorhome being parked around the picnic grounds? Maybe a lockable RV dump station could be added to the Picnic grounds bathroom project? Another ad hoc committee? **Board Response-** President Kurt not in favor of bringing Eastern Star and Masons into the Park during emergencies. Kurt concerned about issues regarding having these people leave in a timely fashion. Evictions in the current climate (the pandemic) are almost impossible to have happen. County information is important during times of emergency and if those that came were out of their county this would be a problem. Also, the question of liabilities. Kurt in favor of people bringing in Eastern Stars or Masons into their own home to help, that is up to the individual. Not in favor of Park taking on. Harold Brown in agreement.

**7.0 Open Forum-**

a) Member Donna Sorenson- Water issue in the past was studied- Donna encouraging Board to contact Bill Beighe who did a lot of research on the subject. Donna also correcting past minutes by reminding all Members that the ERT is bound by the privacy act, not just for the ERT committee but for all.

b) Member- Fred Dunn-Ruiz: Q-Reminding Board that he will need a letter for contractor Kevin Little to be the contact at the County. A- Yes, Board aware.

**October Minutes (Cont.)**

- c) Member Winston Chavoor: Q- Clarification of Election Committee process and timing. Committee waiting on how to handle when the committee is unable to confirm a signature received via telephone. A- Kurt- Instructing Winston and Committee go ahead with the Board process and report back to Kurt with their numbers and findings. Kurt to take it from there.
- d) Member-Jackie Rundell: Q- Water meters- Jacki reporting that it is also a problem of reading the meters and billing. A much larger problem.
- e) Member- Dennis Gloeckler: Q-does one have to be a Collective Member to be on a Committee? A-Yes, necessary to be on a committee. President Kurt believes it was written that way to protect the Park in the Past. Kurt in favor of looking at it again. Vic President and Bylaw Liaison, Dick Lovelace adding that the Bylaw committee can investigate that.
- f) Member- Dave Friedman: Q- Will the County allow us to rebuild in the even of a total loss? Dave encouraging Members who work with the County to help answer. A- Board Member Verdie Polizzi reporting that she believes if you have your APN# and a working septic system one can rebuild. Steve to reach out to the county and try and get answers.
- g) Member -Tawni Servi Q- What are the plans for Halloween? Will Members be fined if they celebrate Halloween? A- Kurt No, Members will not be fined. Board in favor of following the CDC guidelines for safety. Board is discouraging large gatherings and will not have a Halloween House list or Park sponsored events.
- h) Member Laura Craft: Q- Visiting friend and Associate Member, Alan Mac letting people know that he is an insurance broker and in answer to previous questions about rebuilding after a loss, as long as it is brought up to code all would be covered by insurance. Costs are high in California but possible to do. Alan offering to answer insurance questions for those that have them.
- i) Member Michell Green: Q- Responding to previous discussion about water issues. Reminding all that in the past the issue came to a stop because the Park would not fall under Santa Cruz water dept anymore. PPMC would have to become its own “water company” including all the legalities and responsibilities that come with that. Michelle recommends reviewing the past Board minutes well as the past Water Committee. Michell also reminding all that if one is considering doing any remodeling of their improvement, the County has a lot of new building codes. A lot of extreme changes.
- j) Member Fred Dunn-Ruiz: Encouraging Park residents to be allowed to work on the Fire Team. Board can approve.
- k) Associate Member Pam McHenry: Q- Requesting clarification of Halloween festivities. A- Board following CDC guidelines and will have no Park sanctioned events. If Member choose to ignore the CDC guidelines that is their choice but there is no Park involvement.
- l) Associate Member Donna Sorenson: Informing all that she has minutes from former Water Committee from back in 2015 that she will supply to the Board for their research. Board happy to hear that and welcomes the information.

President Kurt asking for anymore discussions. None received. Motion to adjourn made by Harold Brown. Second by Verdie Polizzi. Meeting adjourned at 12:15pm.



# Meeting

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

**SATURDAY JANUARY 16TH 11:00AM**

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

**PLEASE PLAN ON ATTENDING!**

**Saturday, November 21, 2020**  
**EXECUTIVE SESSION MINUTES – REDACTED**

Meeting was called to order at 9:22am with Kurt Likins, Dick Lovelace, Harold Brown and Verdie Polizzi present. Joe Mayo was also in attendance by phone.

**1.0 EXECUTIVE ACTION ITEMS**

- a) Review of October 17, 2020 Minutes
- b) Open Session minutes tabled to December Open Session. Executive minutes approved 4-0 with Joe Mayo abstaining as wasn't present in October

**2.0 DISCUSSION TOPICS**

- a) Manager report given
- b) Member suspensions/terminations/fines discussed
- c) Records request discussed
- d) Recall petition status report – ballots mailed 11/12/2020 with return date of 12/31/2020
- e) Bylaws discussion – items to forward to committee

**3.0 APPOINTMENTS** – all appointments cancelled due to upgraded Covid-19 restrictions

**4.0 CORRESPONDENCE**

- a) Incoming - reviewed
- b) Outgoing - reviewed
- c) Incident Reports - reviewed

**5.0 INFORMATION**

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

**6.0 LEGAL MATTERS**

- a) Joe Mayo to follow up with Park's insurance-provided attorney with information regarding one matter
- b) Mediation date set for second matter

Motion to adjourn made by Verdie Polizzi at 12:36pm. Second by Joe Mayo. Approved 5-0.

Respectfully Submitted,  
Verdie Polizzi  
PPMC Board Secretary



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

	<u>May - Nov 20</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 - INCOME</b>				
4010 - Member Annual Dues	48,822.90	68,425.00	(19,602.10)	71.4%
4015 - Member Assessment Fees	220,021.40	305,085.00	(85,063.60)	72.1%
4100 - New Member Initiation Fees	20,079.00			
4200 - Membership Transfer Fees	1,417.00	1,750.00	(333.00)	81.0%
4300 - Member Services Fees	1,245.00	1,165.00	80.00	106.9%
4600 - Facility Use Fees	23.00	875.00	(852.00)	2.6%
4700 - Finance/Late Charges	2,566.13	1,165.00	1,401.13	220.3%
4800 - Penalties/Fines	1,986.87	1,750.00	236.87	113.5%
4910 - Comcast Income	11,679.58	9,335.00	2,344.58	125.1%
4920 - Interest Income	140.22	290.00	(149.78)	48.4%
4950 - Other Income	160.00	875.00	(715.00)	18.3%
4965 - SBA Special Assess Princ Earned	9,025.60			
4966 - SBA spec assess interest earned	0.00	12,630.00	(12,630.00)	0.0%
<b>Total 4000 - INCOME</b>	<u>317,166.70</u>	<u>403,345.00</u>	<u>(86,178.30)</u>	<u>78.6%</u>
<b>Total Income</b>	<u>317,166.70</u>	<u>403,345.00</u>	<u>(86,178.30)</u>	<u>78.6%</u>
<b>Gross Profit</b>	<u>317,166.70</u>	<u>403,345.00</u>	<u>(86,178.30)</u>	<u>78.6%</u>
<b>Expense</b>				
<b>6000 - EXPENSES</b>				
<b>6100 - PAYROLL EXPENSE</b>				
6110 - Salaries and Wages	87,259.89			
6150 - Payroll Taxes	6,675.37			
6160 - Workers' Comp	3,619.92			
6170 - Employee Health Insurance	17,047.11			
6181 - Personnel costs	0.00	131,250.00	(131,250.00)	0.0%
<b>Total 6100 - PAYROLL EXPENSE</b>	<u>114,602.29</u>	<u>131,250.00</u>	<u>(16,647.71)</u>	<u>87.3%</u>
<b>6800 - OPERATING EXPENSE</b>				
6801 - General & Administrative Exp	138.19			
6810 - Auto and Truck Expense	5,616.07	2,335.00	3,281.07	240.5%
6815 - Member Service Expense	81.00			
6830 - Bank Fees	636.42	585.00	51.42	108.8%
6840 - Communications	3,448.03	3,500.00	(51.97)	98.5%
6850 - Computer and IT	932.91	585.00	347.91	150.5%
6860 - Depreciation Expense	77,490.00	112,000.00	(34,510.00)	69.2%
6870 - Dues & Subscriptions	120.00	200.00	(80.00)	60.0%
6875 - Equipment Repairs	41.68	585.00	(543.32)	7.1%
6877 - Equipment Rental	1,291.04	2,335.00	(1,043.96)	55.3%
6880 - Insurance	35,577.10	52,500.00	(16,922.90)	67.8%
6890 - Interest Expense	1,745.61	0.00	1,745.61	100.0%
6900 - Licenses and Permits	30.00	100.00	(70.00)	30.0%
6905 - Other Miscellaneous Expense	1,801.32			
6910 - Office Supplies	3,157.20	2,335.00	822.20	135.2%
6913 - Rec. Activities Annual Bdgt	0.00	3,790.00	(3,790.00)	0.0%
6914 - Shop/Park Supplies	4,860.69	3,500.00	1,360.69	138.9%
6915 - Repairs & Maintenance				
6916 - Repairs & Maintenance Buildings	2,505.04	4,960.00	(2,454.96)	50.5%
6917 - Repairs & Maintenance Roads	6,000.00	1,460.00	4,540.00	411.0%
6918 - Repairs and Maintenance Water	0.00	1,460.00	(1,460.00)	0.0%
6919 - Repairs and Maintenance Grounds	8,866.76	9,335.00	(468.24)	95.0%
<b>Total 6915 - Repairs &amp; Maintenance</b>	<u>17,371.80</u>	<u>17,215.00</u>	<u>156.80</u>	<u>100.9%</u>
<b>6920 - Taxes</b>				
6922 - Federal Income Tax	(1,355.93)	500.00	(1,855.93)	(271.2)%
6923 - State Income Tax	0.00	100.00	(100.00)	0.0%
<b>Total 6920 - Taxes</b>	<u>(1,355.93)</u>	<u>600.00</u>	<u>(1,955.93)</u>	<u>(226.0)%</u>
<b>6930 - Utilities</b>				

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

	May - Nov 20	Budget	\$ Over Budget	% of Budget
6931 - Electric	6,238.45	7,000.00	(761.55)	89.1%
6932 - Garbage	3,463.03	5,835.00	(2,371.97)	59.3%
6933 - Water	114,222.32	131,250.00	(17,027.68)	87.0%
6934 - Propane	1,305.44			
<b>Total 6930 - Utilities</b>	<b>125,229.24</b>	<b>144,085.00</b>	<b>(18,855.76)</b>	<b>86.9%</b>
6940 - Training	0.00	585.00	(585.00)	0.0%
6945 - Travel & Entertainment				
6946 - Travel	3,285.64			
6948 - Meals	550.19			
<b>Total 6945 - Travel &amp; Entertainment</b>	<b>3,835.83</b>			
6950 - Postage & Delivery	1,286.34	1,170.00	116.34	109.9%
6960 - Printing and Reproduction	0.00	1,750.00	(1,750.00)	0.0%
6970 - Professional Services				
6971 - Accounting				
6973 - Payroll Processing Fees	1,096.35	1,020.00	76.35	107.5%
6971 - Accounting - Other	4,827.00	28,750.00	(23,923.00)	16.8%
<b>Total 6971 - Accounting</b>	<b>5,923.35</b>	<b>29,770.00</b>	<b>(23,846.65)</b>	<b>19.9%</b>
6975 - Legal Expense	4,727.64	12,835.00	(8,107.36)	36.8%
<b>Total 6970 - Professional Services</b>	<b>10,650.99</b>	<b>42,605.00</b>	<b>(31,954.01)</b>	<b>25.0%</b>
6990 - ERT Expense	0.00	1,170.00	(1,170.00)	0.0%
6800 - OPERATING EXPENSE - Other	122.89			
<b>Total 6800 - OPERATING EXPENSE</b>	<b>294,108.42</b>	<b>393,530.00</b>	<b>(99,421.58)</b>	<b>74.7%</b>
<b>Total 6000 - EXPENSES</b>	<b>408,710.71</b>	<b>524,780.00</b>	<b>(116,069.29)</b>	<b>77.9%</b>
<b>Total Expense</b>	<b>408,710.71</b>	<b>524,780.00</b>	<b>(116,069.29)</b>	<b>77.9%</b>
<b>Net Ordinary Income</b>	<b>(91,544.01)</b>	<b>(121,435.00)</b>	<b>29,890.99</b>	<b>75.4%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
8000 - Other Income				
8002 - Donations - Almoner's Fund	100.00			
8011 - Other Miscellaneous Income	10,200.00			
<b>Total 8000 - Other Income</b>	<b>10,300.00</b>			
<b>Total Other Income</b>	<b>10,300.00</b>			
<b>Other Expense</b>				
9000 - Other Expense				
9010 - New Memb Initiation fees Exp	218.00			
9011 - Recreation fund restricted exp	136.24			
<b>Total 9000 - Other Expense</b>	<b>354.24</b>			
<b>Total Other Expense</b>	<b>354.24</b>			
<b>Net Other Income</b>	<b>9,945.76</b>			
<b>Net Income</b>	<b>(81,598.25)</b>	<b>(121,435.00)</b>	<b>39,836.75</b>	<b>67.2%</b>

**2021 COMMITTEE LISTS**

**BUDGET**

Tami Macdonald  
Denise Simmons  
Diana Cook  
Board Liaison – Joe Mayo

**BYLAWS**

Kayla Johnson  
Ed Mendenhall  
Diana Cook  
Elaine Calverley  
Denise Simmons  
Board Liaison– Dick Lovelace

**TREE**

Eddi Brown  
Diane Backman  
Linda Dyson-Weaver  
Polly Piette  
Joanne Nelson  
Board Liaison – Dick Lovelace

**COVERED BRIDGE**

Lisa Leong  
Marshall Shoquist  
Board Liaison – Harold Brown

**HISTORICAL**

Lisa Leong  
Jeans Ainsworth  
Lindsey Ainsworth  
Board Liaison – Kurt Likins

**LONG RANGE PLANNING**

Jean Cook  
Michelle Green  
Stephen Kiel  
Board Liaison – Verdie Polizzi

**ERT**

Donna Sorenson  
Carol Morgan  
Eddi Brown  
Dick Tippet  
John Sorenson  
Laverna Wells  
Erik Heer  
Shelly Gillan  
Bill Laidlaw  
Fred Dunn-Ruiz  
Andrew Almanza  
Bear Butcher  
Carrie Butcher  
Verdie Polizzi  
Brian Calverley  
Clay Wiseman  
Dick Lovelace  
Todd Hoffman  
Marty Miller  
Pam McHenry  
Joe McHenry  
George Brown  
Manager — Steve Polizzi  
Board Liaison — Kurt Likins

**STAKING**

Bear Butcher  
Johnny Wells  
Chuck Backman  
Bruce Wildenrad  
Linda Reynolds  
Board Liaison– Verdie Polizzi

**RECREATION**

Tami MacDonald  
Donna Sorenson  
Frank Haswell  
Cheryl Dangreau  
Holly Swanson  
Kerry Ramsay  
Board Liaison– Verdie Polizzi



## 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.

<b>SECTION 1</b>			
457 York Ave.	Jennifer Hostetler Arthur (831) 251-6782 Jen.d.arthur@gmail.com	\$299,000 <b>SALE PENDING</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.
498 Amaranth	Paul Mancini Contact: Mark Zevanove, Agent (831) 588-2089	\$295,000	2 Bedrooms, 1 Bath, 900 Sq. Ft. improvement on a 2500 sq. ft. allotment. Recently remodeled including new Day Room with great built-ins, as well as a day bed. Includes On demand water heater, Central heating, new kitchen, wired in generator. Wonderful stone Great Room. Sale also includes washer and dryer. Parking for 2 cars.
495 Knight Templar	Laurie Harden Contact: Mark Zevanove, Agent (831) 588-2089	\$545,000	Two houses in one. This is one of the largest homes in the Park. One side a modern home with 2 huge bedrooms, central heating, modern appliances, and skylights. The other side, a rustic home with high ceilings in living room with a loft and separate bedroom. Both sides have their own kitchens and bathrooms. This is an ideal place for a large family. Must see inside to appreciate!
417 Joppa Street	Mark Thompson Contact: 831-331-3473 Contact: Mark Zevanove, Agent (831) 588-2089	\$229,000 <b>SALE PENDING</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 look at this great opportunity!
428 Joppa Street	David Sellery Contact: (831)479-4409 david@davidsellery.com	\$550,000	3 Bedroom 1.5 Bath. Raised Knotty pine living room ceiling with fireplace and all new flooring. Completely tiled Master bath. Detached garage. Expansive garden with gorgeous, private, natural setting with sun along the river. Above the flood zone. 1,250 Sq. Ft. improvement.
<b>SECTION 2</b>			
272 Keystone Way	Pamela Maxwell pamsfgiants@yahoo. Com (530) 545-0911	\$280,000	2 Bedroom, 1 Bath w/ Sunroom. Beautiful T & G pine ceilings. New granite counter tops. New flooring in bathroom and laundry. New driveway. Cozy riverfront cabin in great, sunny location.
351 Crypt Lane	Gary Brandenburg Contact Mark Zevanove, Agent (831) 588-2089	\$349,000	*Secluded compound overlooking the Picnic Grounds* This oasis in the forest was remodeled in 2009 and features 4 bd/2ba dispersed between a 2bd/1ba main house, 1bd/1ba cottage with workspace and a 1bd bungalow. Enjoy the large wrap-around deck on this double allotment with parking for 3 cars and a private horseshoe pit and fire pit. This turnkey sale includes everything (furniture, appliances, dishes, etc.) and a golf cart. Ask agent about restricted use.
280 Keystone Way	Gary Newton Contact: Home (650) 344-3245 Cell (650) 334-9495 garynewton@gmail.com	\$345,000 <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	\$199,000 <b>New Price!</b>	<b>LOCATION! LOCATION! LOCATION!</b> This beachfront improvement is a 2bd/1ba, 1,200+sqft home on an approximately 3,600sqft. allotment. The home has vaulted beam ceilings, a wood burning fireplace, decking overlooking Sandy Beach, and tons of potential. If you or anyone you know is interested in this little house by the river, please submit an application for membership/purchase with the required documentation and fees to the PPMC Office.
225 Acacia Lane	Judy Belghe Contact: Mark Zevanove, Agent (831)588-2089 mark@oceanstreetrealty.com	\$295,000	Charming cottage remodeled in 2001 and updated in 2014. This jewel is custom throughout and must be seen to appreciate. Enjoy the built in BBQ, the outdoor theater, 2-person hot tub and the kitchen with bamboo floors, marble countertops, stainless steel appliances. Living room with a fireplace and skylights. <u>in addition</u> there is a studio unit that includes a washer and dryer.
<b>SECTION 4</b>			
614 Keystone Way	Timothy Cooper Home: (408) 267-4049 Cell: (408)250-0694 tb_dcooper@yahoo.com	\$275,000	2 Bedroom. 1 Bath, Double lot. Quiet, sunny location with great river views. At high point of the river. All furniture and appliances included. Please set up an appointment to view. Selling "As-Is".
610 Keystone Way	Gail Marshak (760) 777-1323 Cell (760) 574-6866 gmarshak@dc.rr.com	\$395,000 <b>New Price!</b>	Sunny, south facing amazing views of the river. Over 300 Sq. Ft. deck. Private location. 2 Bedroom, 1.5 Bath. Approximately 1250 Sq. Ft. sold Furnished. Large lower level family room with wood burning fire place and direct access to the deck overlooking sandy beach. Sold As-is. Owners husband is a licensed real estate broker. Must see this amazing location to appreciate Paradise Park!

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

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

## MEMBERSHIP APPLICATIONS PENDING

<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
Kalla Vieaux	10/20/2020	Mark Thompson	417 Joppa
<b><u>ASSOCIATE MEMBER</u></b>			
Hilda Lenau	01/15/2020	Jeanne Lewis	586 Keystone Way
Tim Crawford	08/17/2020	Jeannette Baird	447 York Ave,
Karie Lee Sutter	09/11/2020	Marty Zimmerman	190 St. Bernard
Dawn S. McGuire	11/20/2020	Leslie Schmid	166 St. Bernard

## Mark Zevanove Presents 10 Paradise Park Properties

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



**225 Acacia Lane – \$295,000**

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



**628 St Augustine – \$295,000**

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



**195 St Bernard – \$400,000**

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



**495 Knight Templar – \$545,000**

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



**Mark Zevanove** DRE# 00662936

**(831) 588-2089**

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

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**Owners: James and Dawn  
Keeton**

*Members of Paradise  
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**Ph. 831-423-3264**

Email:  
[aonocnrgy@hotmail.com](mailto:aonocnrgy@hotmail.com)

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# CHARMING CRAFTSMAN COTTAGE

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

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

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

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

Contact Mark Zevanove  
831.588.2089

mark@oceanstreetrealty.com

Offered at \$295,000



[www.225acacialn.com](http://www.225acacialn.com) 225 Acacia Lane Santa Cruz