

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

9300 N. 16th Street
Tampa, FL 33612
(813) 930-8036 (ext 311)

Board of Directors 1/16/2018 Meeting – approved minutes

President Jason G called the meeting to order at 11:00am

President Jason G requested that all phones be silenced

Present: President Jason G, VP Sheila P(via telephone), Treasurer Steve C, Secretary Nancy R, At Large Georgie R (via telephone). Dee V & Alice K from Vanguard.

Proof of meeting notice posted by 1/14/18 11:00 am

Reading & approval of minutes from 12/18/2017 special meeting. Motion was made by Georgie R. to waive reading and approve minutes. 2nd Nancy R. All in favor/unanimous.

Committee Reports -none

Ratify Lease for lot 67. Steve C made a motion to approve Lot 67 Lease. 2nd Sheila P. All in favor/unanimous.

Old Business

Water test update –President Jason advised that testing was completed in December & determined no major leaks. It was suggested that a specific test be performed at the pool as well. Jason will work with the pool company to do this and report results via email.

New Business

Nancy R made a motion to add the following sentence to the Parking/Vehicles & Uses section of the Rules: “A Lot Owner may grant permission to another owner/renter to park a vehicle on their Unit, provided all parking rules are followed. If such permission is given, the Owner should notify the Board.” Jason second. All in Favor/ unanimous.

President Jason indicated that the current Rule document sections on Leasing and Purchasing are vague and result in confusion. Nancy R stated that the procedure was not being changed, but rather the changing the language in the Rule document to make the procedure more clear. Nancy R read the proposed language – attached as Ex A. Georgie introduced the concept of a “universal lease”. After much discussion it was decided to table a vote on this amendment. Nancy R indicated that she would email the proposed language to Owners in order to obtain their feedback.

President Jason announced upcoming events

- BOD Workshop – Jan 23 at 11:00am
- Condo Coaches – Jan 30 at 10:00am
- BareBuns Bikers Pool Party – April 8th

Owner Comments/Concerns

Tim (lot 65) requested current list of lots for sale & was told website is up to date.

Fred (lot 69) requested clarification on voting procedure.

There were several ideas for workshop - Dog Run, Speeding, and Lot # Markers.

Alice indicated that the Annual Meeting materials mailing is scheduled for January 30. She will check to see if Vanguard can mail sooner. She is also checking to see if we can get the resumes of BOD nominees to send via email in advance of the mailing.

President Jason made a motion to adjourn at 11:48am. 2nd Steve C. All in Favor/ unanimous.

Respectfully Submitted,
Nancy Rosengren, Secretary

Exhibit A

January 2018

Current Rule document – suggesting delete this

~~Lease Procedures~~

~~Any person(s) wishing to lease a lot will need to contact the lot owner to arrange the terms of lease. The form of lease will be provided by the lot owner. In addition the "Application And Screening Information" form must be completed to obtain approval from Paradise Pines RV Park. This form may be obtained from the Paradise Pines RV Park website in the Sales/Rental section. Lease renewals are treated the same as new leases. A new "Application And Screening Information" form must be completed if more than 12 months have elapsed since the end of the previous lease.~~

~~Purchase Procedures~~

~~Any person(s) wishing to purchase a lot must complete the "Application And Screening Information" form which may be found on the Paradise Pines RV Park website in the Sales/Rental section.~~

Replace with following proposed new wording:

Lease procedure:

Any person(s) wishing to lease a lot will need to contact the lot owner to arrange the terms of the lease.

- The lease will be provided by the lot owner.
- The "Application and Screening Information Form" must be completed and submitted to Vanguard Management. A background check is part of the Application. (See Application Form)
- Four photographs of the RV must be submitted along with the application for approval by the board. Photographs must be of sufficient quality to determine the condition of the RV and must be taken from all four sides.
- Returning renters must re-submit the "Application and Screening Information Form" with RV photos.
- All lease renewals including current lessors require the re-submission of the "Application and Screening Information Form" with RV photos regardless of the lot being leased.
- Renters who have not left the park for more than 12 consecutive months shall not be required to fill out and undergo a new background check.
- You will be notified by Vanguard Management of your approval status.
- The "Application and Screening Information Form" can be obtained from the Paradise Pines RV Park web site under the forms section.
- The completed lease form should be returned to the Owner and the completed "Application and Screening Information Form" together with all attachments should be sent to Vanguard.

Purchase Procedure:

Any person(s) wishing to purchase a lot will need to contact the lot owner to arrange the terms of the purchase.

- Purchase agreements are the responsibility of the owner and purchaser.
- The “Application and Screening Information Form” must be completed and submitted to Vanguard Management. A background check is part of the Application. (See Application Form)
- Four photographs of the RV must be submitted along with the application for approval by the board. Photographs must be of sufficient quality to determine the condition of the RV and must be taken from all four sides.
- A current renter who is purchasing a lot must re-submit the “Application and Screening Information Form” with RV photos.
- Renters that are purchasing who have not left the park for more than 12 consecutive months shall not be required to fill out and undergo a new background check.
- The “Application and Screening Information Form” can be obtained from the Paradise Pines RV Park web site under the forms section.