

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

9300 N. 16th Street, Tampa, FL 33612
(813) 955-4642

Board of Directors 1/22/20 meeting --approved
Following 6:30 pm Member Meeting

President Mike B called the meeting to order at 6:33pm

President Mike B requested that all phones be silenced.

Quorum established. President Mike B, VP Rick V, Treasurer Bob L Secretary Nancy R, EJ C, At Large and Alice K from Vanguard were present

Proof of meeting notice was posted before 6:30pm on January 20, 2020.

Reading and Approval of minutes from:

Regular Board meeting December 18, 2019

- Motion was made by Nancy R. to waive the reading and approve the minutes. Rick V. seconded. All in favor/unanimous

President's Report

President Mike B. indicated that there continues to be a problem with speeding – and noted that the speed limit is 9 mph. There is also a problem with going the wrong direction – for safety reasons, all vehicles, golf carts and bicycles should follow the arrows.

Treasurer's Report

Operating Fund \$79,600.10 (includes prepaid dues \$10,140.82)

Net Operation Fund \$69,459.28

Reserves \$131,654.36

Old Business

Age Restriction for Park – Nancy reported that the Board received sample language that would limit the number of days a minor could stay in the park which would allow for visits but not residing. Vanguard advised that unless we were to change to a 55+ community, an amendment that restricts minors should not be considered. It would not hold up in court. In order to change PPRVP to a 55+ community, it would require 100% Owner approval. Since it is not likely that we could get approved, the Board suggests that we no longer pursue a change to DOC.

Pool Furniture. Rick V indicated that the last delivery of new pool chairs should be next week. He suggested purchasing 2 additional umbrellas and bases for approximately \$400.

- Motion was made by Mike B. to approve the purchase of 2 new umbrellas/stands. EJ seconded. All in favor/unanimous.

Lease/Purchase/ARC approvals:

ARC – Shed Lot 75

- Motion was made by Rick V. to approve the ARC for Lot 75 shed. EJ seconded. All in favor/unanimous.

New Business:

Perimeter fence – potential damage from pine tree on Lot 1. This tree is fast growing (up to 200 ft) and will eventually damage the perimeter fence. Bob L. will let the Owner know he needs to remove this tree soon – before it gets too big.

Grounds Maintenance Company – safety practices. Several Owners witness the use of unsafe equipment. Mike B. will talk to the vendor.

Owner Comments:

EJ thanked Mike and Joan Benjamin for their assistance with plant covers and guidance with the project. She indicated that in the event of future overnight freeze occurrence, additional help will be appreciated.

Annual Membership Meeting date set for February 11, 2020. Organizational Board Meeting will follow.

Member Meeting for Amendments will reconvene on March 3, 2020 at 6:30pm. Regular Board meeting will follow.

Adjournment

- Motion was made by Mike B. to adjourn at 6:57pm. Bob L. seconded. All in Favor/ unanimous

Respectfully Submitted,
Nancy Rosengren, Secretary