

**PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.**  
10500 University Center Dr.--Suite 190, Tampa, FL 33612 (813) 955-4642  
Board of Directors 1/22/24 meeting -- approved

President Rick Vickers called the meeting to order at 10:02am and requested that all phones be silenced.

Quorum established. Pres Rick Vickers, Sec Nancy Rosengren, Vice President David Raphael, Treasurer Brad McDonald, Sal Durante, At Large and Kiara Lee from Vanguard were present.

Proof of meeting notice posted in Clubhouse before 10:00am on Saturday January 20, 2024

**Reading and Approval of minutes from:**

- BOD meeting 12/20/23
  - Motion was made by Rick V. to waive the reading and approve the Board of Directors meeting minutes. David R. seconded. All in favor/unanimous

**President's Report**

- Successful Gate upgrade has been completed – many thanks to Barry (Lot 36) and Tim R. (Lot 12)

**Treasurers Report**

- Discuss adjustments to the Reserve Study. It was noted that community trees are not currently listed as an asset for reserve funding. It was noted that we are not allowed to dredge the retention pond (per SW Florida water management). It was noted that the south perimeter borders Lake Como and the wire fence along the south perimeter belongs to Como – therefore no need for PPRVP to list a south perimeter fence as an asset.
  - Motion was made by Brad M. to add "Tree replacement, removal and maintenance" as a community asset to the pooled reserve. Rick V. seconded. All in favor/unanimous
  - Motion was made by Brad M. to remove "Retention Pond Dredge" from the pooled reserve. David R. seconded. All in favor/unanimous
- Quarters available from Joanne on Lot 49 until Friday Jan 26
- CDs finally purchased – good rates. The interest could be used to offset lot dues in subsequent years.
- From December 20, 2023 BOD meeting "item for \$8,613.47 listed as "Security" -- currently reflected as a Utility Expense -- this should come out of the Reserve Pool. Items identified last month - a total of \$5140 unscheduled expenses (\$2940 in Oct and \$2200 in Sept) incorrectly applied against the Operating budget. *These expenses should be applied to the Pooled Reserve account. Kiara Lee advised that Vanguard will apply these expenses to the Pooled Reserve account as of yearend. Vanguard year-end report (12/31/23) did not reflect these corrections. Kiara Lee follow-up to get this corrected and provide corrected balance sheet for year-end.*

**Lease/Purchase/ARC approvals:**

- Purchase Approval – Lot 17- Watson
  - Motion was made by Rick V. to approve the purchase. Brad M. seconded. All in Favor/ unanimous
- Purchase Approval Lot 76 – Charron
  - Motion was made by Rick V. to approve the purchase. Brad M. seconded. Four votes in Favor. David Raphael against . Motion passed.
- Lease Approval Lot 43 – Clark Feb 2024 thru Jan 2025
  - Motion was made by Rick V.. to approve the lease. Nancy R. seconded. All in Favor/ unanimous

**Old Business:**

- Traffic Issues - Wrong Way & Speed --It was noted that an extensive study was conducted in February of 2018 with a variety of solutions for consideration. No recorded action was taken.  
There was discussion regarding what to do now and many suggestions were made for solutions. Signage in various locations was a leading suggestion. Vanguard is checking to determine if we need Unit Owner approval for traffic signs relating to speed and direction. BOD would like a couple of volunteers to provide recommendations for sign content and location.

**New Business:**

- Stop blocks for Visitor Parking
  - Motion was made by Rick V. install stop blocks and paint lines at Visitor parking. David R. seconded. All in Favor/ unanimous

**Next Meeting Date - BOD**

Annual Members Meeting – February 5, 2024

**Member comments**

Brad M – Lot 35 .. Brad is compiling information for a History of Nudism in Pasco County – he asked for information/pictures that anyone is willing to share

- Motion was made by Rick V.to adjourn at 10:57am. Brad M.seconded. All in Favor/ unanimous

Respectfully Submitted,  
Nancy Rosengren, Secretary