

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.
 10500 University Center Dr.-Suite 190, Tampa, FL 33612 (813) 955-4642
 Board of Directors 1/26/23 meeting - APPROVED

President Rick Vickers called the meeting to order at 10:00 am and requested that all phones be silenced.

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

Proof of meeting notice posted in Clubhouse before 10:00am on Tuesday January 24, 2023

Reading and Approval of minutes from:

BOD meeting 12/29/22

- o Motion was made by Rick Vickers to waive the reading and approve the minutes. Sal Durante seconded. All in favor/unanimous

President's Report

- Lift station repairs/parts \$1500
- Palm disease continues to be an issue. Consider professional assessment of all potential palms in the park, both on common areas and private lots. Need to assess financial impact for future required removal and replacement strategy
- We need to update Reserve Study - Kimberly will get us a quote
- Current information on Networking/Spectrum is available on the PPRVP Members Only website - provided by Barry S. Lot 36

Treasurers Report

- December financials - errors discovered. Brad is working with Vanguard to get corrected, (old account for laundry funds and interest earned on Reserve account not reported accurately)
- Suggest opening a new bank account for Laundry money at Centennial Bank
- Explore moving some of the Reserve account to a CD at Centennial Bank to obtain higher interest

Lease/Purchase/ARC approvals:

ARC - Shed steps - Lot 36

- o Motion was made by Rick Vickers to approve the ARC. Nancy Rosengren seconded. All in favor/unanimous

New Business:

Lift station maintenance

- Review of quote for monthly inspection (\$90/month) and bi-annual servicing (\$1300/year)
 - o Motion was made by Rick Vickers to terminate AAP of Central Florida, Inc.. Brad McDonald seconded. All in favor/unanimous
 - o Motion was made by Rick Vickers to approve the maintenance contract for one year with Electric Motors Lift Station Service, Inc. Brad McDonald seconded. All in favor/unanimous

New bank account

- o Motion was made by Rick Vickers to open a new bank account at Centennial Bank for laundry funds with Rick Vickers (President) and Brad McDonald (Treasurer) as authorized signers. Nancy Rosengren seconded. All in favor/unanimous

Discussion regarding better communication when vendors are present and road access is impaired

Next Meeting Date

Annual Membership Meeting on Monday March 6, 2023 at 10:00am - Organizational and Regular Board Meetings will be held immediately after the Annual Meeting

- Motion was made by Nancy Rosengren to adjourn at 10:52am. Rick Vickers seconded. All in Favor/ unanimous

Respectfully Submitted,
 Nancy Rosengren, Secretary