

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

10500 University Center Dr. -- Suite 190
Tampa, FL. 33612
(813) 930-8036 (ext 311)

Association annual meeting – 2/5/24 - **draft**

Annual meeting was called to order by Kiara Lee of Vanguard at 10:11 am and a quorum was established. There were 59 Units represented in person or by proxy.

President Rick Vickers announced that the regular Board of Directors meeting that was scheduled to follow this meeting is cancelled. The Board of Directors Organization Meeting will still be held.

Nancy Rosengren advise that no annual meeting was held in 2023 due to lack of quorum. She read the draft minutes from the 3/1/22 annual membership meeting.

- Gina Lucas (Lot 80 & 3) made a motion to approve the minutes 3/1/22 annual membership meeting minutes. Peggy Moncrief (Lot 72 & 58) seconded. All in favor/none opposed/unanimous by members present.

Kia Lee from Vanguard advised that three owners submitted their names as candidates for the Board of Directors and the three candidates filled available positions and no election was required. The three terms starting as of 2/5/24 are filled by the following directors:

Nancy Rosengren
Bradley McDonald
David Raphael

Amendment Count

The affirmative vote of 66 2/3 % of Owners is required to pass each amendment

37 Units voted in favor of both amendments
22 Units voted against both amendments

The extraordinary majority necessary to adopt the amendments was not present. In order to give more time for unit owners to participate in the voting process the board of directors decided not to close voting on the amendments. Rick Vickers made a motion to extend the voting time to March 4, 2024, at 11:00 am; Sal Durante seconded the motion. Four directors voted in favor and one director abstained. Motion carried.

Membership business discussed as follows:

- Request was made to have our condominium legal documents with amendments printed for each Unit
- Request was made to have a first aid course to cover AED and CPR
- Request was made to obtain and display an American flag in the common area
- Request was made to send annual meeting and budget mailing electronically
- Request was made to update our website
- It was noted that the Leonard Road sidewalk project has been approved, but may not be implemented for a year or two
- It was noted that the lift station electric motor needs repair
- AANR membership renewal – see Donna Vickers on Lot 61
- It was noted that pavers in the pool area and other spots in common area will be repaired
- Thank you to many owners that have volunteered – projects mentioned – landscaping, plant donations, repainting road numbers and arrows, redone site map and new gate technology install.

Motion to adjourn at 10:47am by Rick Vickers (Lot 61). Seconded by David Raphael (Lot 80 & 3). All in favor/none opposed/unanimous by members present.

Respectfully submitted,

Nancy Rosengren, Secretary