

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.9300 N. 16th Street, Tampa, FL 33612

(813) 955-4642

Board of Directors 02/17/19 Meeting - approved

President Mike B called the meeting to order at 12:03pm

President Mike B requested that all phones be silenced.

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

Proof of meeting notice posted on Feb 15, 2019 by 12:00pm. It was noted that the agenda incorrectly stated February 16th.

Reading and Approval of minutes from Regular Board meeting Jan 9, 2019; Board Workshop Jan 6, 2019 & Board Organizational meeting Feb 12, 2019

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

Treasurer's Report provided by President Mike

Operating Fund – \$47,681.57 (includes \$11,907.82 prepaid dues)

Pooled Reserves - \$117,890.96

Social Fund - \$1,714.12 – Mike noted that the source of these funds was from the auction of nude cruise that was donated to PPRVP

President's Report

Mike welcomed Rick to the Board

The annual required certification of fire hydrants and back-flow valves will be scheduled soon. Completion deadline is March 31, 2019.

Mike thanked the volunteers that participated in the mulching and painting projects

Mike stated his expectation that each Board member will be more involved and be responsible for specific projects.

Mike asked Board members to help with setup one hour before each meeting.

Approval for Lot rentals and ARC requests. Lot 37 ARC – 8'x20' shed

- Motion was made by Rick to approve the ARC request for Lot 37 subject to passing final inspection by Pasco County. Nancy seconded. All in favor/unanimous

Old Business:

Social Nudism – Nancy indicated that the information gathered at the workshop in January and samples from another nudist community received from Alice was sufficient to prepare a proposal so no need for a committee. She will give a proposal to the Board at the next meeting.

- Motion was made by Mike to table the discussion until proposal is received from Nancy. Rick seconded. All in favor/unanimous

Retention pond maintenance

Rick indicated that he will assume responsibility for this project. He contacted Southwest Florida Water Management District (SWFMD) to determine how to proceed with pond cleanup. He was advised by SWFMD that we are restricted from removing vegetation. In March of 2018 we were given conflicting information from a Pond Management Inspector whose advice was to bring the pond down to dirt prior to the next inspection in 2021. Rick will contact that inspector, continue researching and determine what is allowed and follow up next BOD meeting. There was also a suggestion that mosquito control be contacted again.

New Business:

Disposition of damaged tree near Lot 72 and diseased hedge around dumpsters.

Mike noted that these are maintenance issues. In addition tree trimming is needed for internet access. Mike will arrange for professional tree service to assess the tree near Lot 72 and do the required trimming. He will also contact our lawn service to treat the white fly diseased hedge.

PPRVP website maintenance

Mike advised that our current website was developed 10 years ago by a volunteer Owner. It has been maintained and paid for (\$150/year) by same volunteer since then. This volunteer is no longer an Owner as of several months ago and is now asking to be paid to continue maintaining - \$150/year for hosting the domain and \$500/year for maintenance. Possible solutions were discussed including establishing a new domain vs release of current domain to PPRVP, develop new website vs keeping the current site. John P. of Lot 51 volunteered to research cost.

- Motion was made by Mike to keep the current website and pay \$650 for one year, request that the domain be released to PPRVP and continue to explore establishing a new website. Nancy seconded. All in favor/unanimous

Bob L. Treasurer joined the meeting at 12:45pm

Gate security / clicker tracking

Mike noted that he has a proposal from RS Security from May, 2018. It provides gate security assessment and recommendations to correct together with software updates. Security issues, including control of clicker assignment would be resolved. Proposal will be provided to the Board.

- Motion was made by Mike to table this discussion until after the Board has reviewed the 2018 proposal. Nancy seconded. All in favor/unanimous

Community party on St. Patrick's Day

- Motion was made by Nancy to approved spending of up to \$400.00 on food for the St. Patrick's Day party. Actual amount reimbursed will be based on receipts. Rick seconded. Mike, Rick, EJ and Nancy in favor/Bob L. abstain. Motion carried.

Adverse Possession of property between our fence and Leonard Road

Alice advised that this project would require 75% of Owners approval and potentially high legal fees. There was discussion regarding benefits and disadvantages and there was general agreement that the value does not justify cost and disadvantages.

- Motion was made by Mike to not pursue obtaining this property. Nancy seconded. All in favor/unanimous

Garbage/recycling/dumpster for cardboard /rodents

Fees were provided by Mike as follows:

Garbage Dumpster monthly – 2 pickup/wk=\$94; 3 pickup/wk=\$142; 4 pickup/wk=\$187; 5 pickup/wk= \$209

Cardboard Dumpster - \$50/month

4 yard recyclable dumpster - \$178/month

Current cost is \$187 (4 pickup/week) plus \$50 Cardboard dumpster = \$237/month

There is ongoing concern that our volunteer recycling process is not being done correctly by residents. Containers are not rinsed and cardboard with food continues to be placed in the cardboard dumpster providing food source for rodents and cats. It was suggested that individuals wishing to recycle may do it on their own. The recyclables and cardboard will increase the volume in the garbage dumpster so an increase to 5 pickups per week is suggested.

- Motion was made by Rick to stop the community volunteer recycling process and the cardboard dumpster removed.
Mike seconded. Mike, Rick, EJ and Nancy in favor/Bob L. against. Motion carried.

Sunlovingbikers event

- Motion was made by Mike to approve the Sunlovingbikers hosting their spring event at PPRVP pavilion and pool – date tbd /late March or early April. Nancy seconded. All in Favor/ unanimous

Future meeting date

March 5, 2019 at 7:00pm

Owners Comments

Noted that clubhouse roof needs replacement – board is aware and reviewing quotes

Community grill is junk and will be taken to the dump. Owner offer to obtain new grill at discount and asked for donations. It was suggested to use Social Fund to make up the difference if donations do not cover.

Request for more lounge chairs at the pool. Not currently in the budget. Board will review if other funds might be allocated and/or add to next year budget.

Road repairs – discussion tabled to future meeting.

Adjournment

- Motion was made by Mike to adjourn at 1:49pm. Rick seconded. All in Favor/ unanimous

Respectfully Submitted,
Nancy Rosengren, Secretary