

**PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.**  
 9300 N. 16<sup>th</sup> Street, Tampa, FL 33612 (813) 955-4642  
 Board of Directors 2/17/21 meeting -- final

President Rick V. called the meeting to order at 11:24 am and requested that all phones be silenced.  
 Quorum established. Pres Rick V, Sec Nancy R, Treasurer EJ, VP Harvey P, Sal D, At Large and Alice K from Vanguard were present.  
 Proof of meeting notice posted in Clubhouse by 11:00 am on February 15, 2021

**Reading and Approval of minutes from:**

Regular Board meeting 1/12/21

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

**President's Report** - Topics discussed:

- Recognition to over a dozen owners for various volunteer projects
- Gate changes/clicker management
- Clean-up front gate area
- Community "give away cabinet"
- Aging infrastructure / sewer issues

**Treasurer's Report**

January Operating income: \$14,086.79  
 January expenses: \$14,217.32  
 January Owner prepaid dues: \$10,251.82  
 January Reserve balance: \$167,744.23

**Lease/Purchase/ARC approvals:**

Lease Approvals

- Lot 30 – February thru April 2021 - Litt
- Lot 41 – Feb 1 – Aug 31 -Prince
- Lot 44 - Nov 1<sup>st</sup> – May 1, 2022 – Bartos
- New RV approval – Lot 16 – Midkiff

ARC Approvals

- Lot 52 – Tiki Hut -Peterson
- Lot 35 - Shed - McDonald
- Lot 22 – Park Model – Daley-Nolen New
- RV approval – Lot 16 – Midkiff

- Motion was made by Rick V. to approve the ARC, Leases, new RV and Sales. EJ seconded. All in favor/unanimous.

**Old Business:**

- 1) Discussion on a handicap lift for the pool. Harvey P. stated cost of \$8025. Not currently budgeted. Will consider including in 2022 budget.
- 2) RV Size – Survey Results – 40 free responses from Survey Monkey. Without clear majority to support change, no further action at this time.
  - Rules to restrict size – 21 yes and 18 no
  - 20' minimum – 20 votes; 18' minimum – 5 votes
  - Majority feel quality is more important that size – 34 yes and 6 no
  - Allow conversion / camper vans – 24 no and 16 yes
  - Support size restrictions for renters – 20 yes and 19 no; for owners – 24 yes and 16 no

**New Business:**

- 1) Lease renewal approvals – add the following to Lease Procedures  
*The maximum lease term is 12 months. Long-term leases must be renewed each year. All leases and renewals require approval of the PPRVP Board of Directors.*  
*All lease renewals must be submitted to the property manager 30 days prior to the expiration of the lease.*
  - Motion was made by Rick V. to approve the Rule changes to Lease procedures and update the Lease Renewal/Lot Change Form to reflect changes. EJ seconded. All in favor/unanimous.
- 2) 21 and up Community. – discussion regarding adopting rules regarding minimum age. Requires 100% Owner approval. No further action.

**Next Meeting Date – March 18, 2021 at 3:00pm**

**Adjournment:**

- Motion was made by Rick V. to adjourn at 12:16 pm. Harvey seconded. All in Favor/ unanimous

Respectfully Submitted,  
 Nancy Rosengren, Secretary