

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

9300 N. 16th Street
Tampa, FL 33612
(813) 930-8036 (ext 311)

Board of Directors 2/20/2018 Meeting – **approved** minutes

Alice Kuhn of Vanguard called the meeting to order at 11:05 am

Alice K requested that all phones be silenced.

Quorum was established. Present: Steve Cocetti, Emma Jo (EJ) Charron, Bob Lindsey, Georgie Rhein & Alice Kuhn from Vanguard.

Proof of meeting notice posted in the Clubhouse by 2/18/18 at 11:00 am

Steve made a motion to table the reading of unapproved board meeting minutes until March board meeting. Georgie seconded the motion. All in favor. Motion carried.

Alice K. called for nominations to fill the open board position (vacancy resulting from resignation of Jason Gear).

Bob L. requested that Chuck M. be nominated automatically since election standings were still relevant and no one was officially seated. He made a motion to nominate Chuck M. for the open board position. Georgie seconded the motion. Bob L. voted in favor. Georgie, EJ and Steve abstained. Motion did not pass.

Georgie noted that Chuck would be willing to serve on the board if there is an opening in the future.

Georgie introduced Mike Beedy as a Board candidate. She summarized his resume/skills. She made a motion to nominate Mike Beedy for the open board position. Steve seconded the motion. Georgie, EJ and Steve voted in favor. Bob L. abstained. Motion carried. Mike accepted.

Steve thanked Jason Gear for his service to the board.

Alice opened the Organizational Meeting for nomination of Officers.

Steve made a motion to nominate Mike for president. EJ seconded the motion. Georgie, EJ and Steve voted in favor. Bob abstained. Motion carried.

Steve made a motion to nominate Georgie for vice president. Mike seconded the motion. Mike, EJ and Steve voted in favor. Bob abstained. Motion carried.

Steve made a motion to nominate EJ for secretary. Georgie seconded the motion. Georgie, Mike and Steve voted in favor. Bob abstained. Motion carried.

EJ made a motion to nominate Steve for treasurer. Mike seconded the motion. Bob stated that he would like to be considered for treasurer. No motion was made to nominate Bob. Voting on motion for Steve as Treasurer - Georgie, EJ and Mike voted in favor. Bob abstained. Motion carried.

Steve noted that Bob is director at large.

Alice K. opened the PPRVP Board Meeting scheduled to immediately follow the Organizational Meeting.

The following applications for either lease or sale were discussed. Required documentation and photos received by Vanguard.

- Lot 73 lease - Resh
- Lot 30 purchase - Englert
- Lot 5 lease – Modglin

- Lot 69 lease- Short
- Lot 20 purchase - Morris

Georgie made a motion to approve the 5 applications. Steve seconded the motion. All in favor. Motion carried.

An ARC was received for the addition of a shed on Lot 44. Steve made a motion to approve the ARC for shed on Lot 44. Bob seconded the motion. All in favor. Motion carried.

Discussion regarding landscape recovery. Steve informed the board that our landscaping contractor (Matt – horticultural degree) was coming in one week to evaluate the frost damage. Steve suggested that we wait for Matt's report before making any decisions. Bob stated that he favored Mike Benjamin's plan because he had done such a good landscaping job over the years. EJ stated that Mike Benjamin's plan should be given serious consideration. EJ stated that Mike Benjamin had provided a written proposal to replace the plants killed by the frost. Cost of plants first phase \$400. Cost of plants second phase \$300. Volunteer labor-no cost. The request for approval of phase one is time sensitive due to limited time special pricing was available. Georgie offered a compromise – obtain the evaluation from Matt (contracted landscaper) and engage Mike Benjamin to replace plants designated by Matt. The contracted landscaper would apply fresh mulch. Mike suggested that a decision be postponed until after Matt's evaluation and to give new board members a chance to review all information. An owner asked if Mike Benjamin's proposed replacement plants would be more resistant to frost. Many owners stated that their cut-back plants were already showing signs of recovery. Another owner suggested that since the landscaping contractor evaluation is included in the service we are paying for, we should take advantage of getting them to evaluate.

Steve made a motion to wait until after the landscaping contractor's assessment and replant in April. Mike seconded the motion. Mike and Steve voted in favor. Bob, Georgie and EJ abstained. Motion did not pass.

Georgie made a motion to buy the plants now and wait to plant them until after Matt's evaluation is received. EJ seconded the motion. Georgie, Bob and EJ voted in favor. Mike and Steve abstain. Motion carried.

Discussion regarding Rule and Regulation change by adding the following: "No smoking or vaping allowed in the clubhouse. No pets are allowed in the clubhouse. During weather emergencies, an exception to this rule allows pets in the laundry room." Georgie made a motion to change the Rules & Regulations. Steve seconded the motion. All in favor. Motion carried.

Alice announced additions in staff responsibilities at Vanguard:

Denise@vanguardmanagement.com - will now be taking sales and rental applications to verify them
Kristen@vanguardmanagement.com - will now be assigning passwords for Vanguard online accounts

Nancy R asked if the board was going to take action on the rule changes that were drafted in January. It will be added to March board meeting agenda.

Bob indicated that December and January financials were missing from Vanguard's website. Alice will check the status.

Bob requested that Vanguard host a workshop on how to access and use their website.

President Mike requested that contact to the Board be done via email to the whole board to ensure uniform communication.

Alice confirmed that President Mike will be the Vanguard liaison.

Steve made a motion to adjourn at 11:45am. Bob seconded the motion. All in Favor/ unanimous.

Respectfully Submitted,

EJ Charron, Secretary

