

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.
10500 University Center Dr.--Suite 190, Tampa, FL 33612 (813) 955-4642
Board of Directors 3/4/24 meeting -- draft

President Rick Vickers called the meeting to order at 11:00am and requested that all phones be silenced. Quorum established. Pres Rick Vickers, Sec Nancy Rosengren, Vice President David Raphael, Treasurer Brad McDonald, Sal Durante, At Large and Kiara Lee from Vanguard were present.

Proof of meeting notice posted in Clubhouse before 11:00am on Saturday March 2, 2024

Reading and Approval of minutes from:

- BOD meeting 1/22/24 and BOD Organization meeting 2/5/24
 - Motion was made by Rick V. to waive the reading and approve the Board of Directors meeting minutes. Brad M. seconded. All in favor/unanimous

President's Report

Follow-up items from 2/5/24 Annual Members Meeting suggestions:

- Print & distribute our legal docs to owners - est cost \$900 - print your own or request copy from Vanguard & pay for it
- Flag – 1/25/18 committee appointed to research; est cost \$3,000; requires approval of 54 lots; excerpt from 3/3/20 BOD minutes. *"Flagpole in common area was suggested – past history of this was discussed and determined that it is not supported by many owners."*
- Website update – major updates would be expensive; not a lot of traffic on the site, mostly used by members; not used for marketing – some updated pictures will be added and other documents/forms will be updated. Check with Sal D. if not able to sign on
- send Annual Meeting and Budget Notices by email - note that these must be sent via USPS, but we will also send electronic versions via email – also remember to notify Vanguard of seasonal address changes

President Rick V. went on record to state that the recent pool party with live band and food was fully paid for by donations from residents – no PPRVP funds were used to pay for the event.

Treasurers Report

- we finished 2023 in good shape – reserve funds were appropriately reallocated.
- February financials not available yet / Jan was \$180 under budget
- Utility costs continue to baffle – electric over / gas under – offsetting each other; water lowest it has been in several years; TECO annual charge of \$600 for street lighting billed in February
- We benefited from reserves surplus the past two years with reduction in monthly dues. The reserve balance is now where it should be, so no expectation for reduction to 2025 dues.
- Laundry quarters being collected today / there will be one more collection later in March – next collection late September

Lease/Purchase/ARC approvals:

- ARC – Lot 76 – replace shed shingles
 - ARC – Lot 2 – replace shed roof
 - ARC – Lot 78 – tiki hut
 - Purchase – Lot 51 – Simms
 - Purchase – Lot 19 – Snodgrass/Perkins
- Motion was made by Rick V. to approve the ARCs. David R. seconded. All in Favor/ unanimous
 - Motion was made by Nancy R. to approve the purchases. Rick V. seconded. All in Favor/ unanimous

Old Business:

Amendment Vote – neither amendment pass

- 37 yes
- 33 no
- 11 unvoted

Traffic Issues - Wrong Way & Speed

President Rick V. indicated that new signage would be obtained – wrong way & speed limit. Lot numbers and Road Arrows have been repainted (thank you to volunteers Jim & Jan Lot 59).

- Motion was made by Brad M. to spend up to \$500 on new signage and other items to improve safety on our roads. Rick V. seconded. All in Favor/ unanimous

New Business:**AED Training**

Ric R. (Lot 34) is coordinating with an organization that offers non- certification Hands Only CPR and AED training. Original plan was for residents to pay, however not enough signed up to cover minimum cost. The board discussed paying for the class and offer to all residents. A suggestion was made to have a list of people trained on using the AED posted near the machine in the clubhouse.

- Motion was made by Nancy R. to add the cost of CPR/AED training to the 2025 Budget and schedule the training for early 2025 . Rick V. seconded. All in Favor/ unanimous

FORMS – the form used by existing residents to renew lease, move to a different lease lot or purchase did not have place for signatures. New draft was proposed that requires signatures of renter or buyer and the owner/seller.

- Motion was made by Brad M. approve the amended PPRVP Existing Resident form. Rick V. seconded. All in Favor/ unanimous

Lawn Maintenance complaint – leaf blower needs muffler – David R texted them during meeting and was advised it will be fixed before the Lawn service comes next time.

Next Meeting Date - BOD October 15, 2024 at 11:00am and 2025 Budget Meeting November 7, 2024 at 11:00

- Motion was made by Brad M. to adjourn at 11:58am. Rick V. seconded. All in Favor/ unanimous

Respectfully Submitted,
Nancy Rosengren, Secretary