

**PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.**  
10500 University Center Dr.--Suite 190, Tampa, FL 33612 (813) 955-4642  
Board of Directors 3/6/23 meeting – approved

President Rick Vickers called the meeting to order at 10:40am 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 Kimberly Vetzal from Vanguard were present.

Proof of meeting notice posted in Clubhouse before 10:00am on Saturday March 4, 2023

**Reading and Approval of minutes from:**

BOD meeting 1/30/23

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

**President's Report**

- Pool heater – being repaired today
- Lift Station – repaired/working – coming back to look at capacitor & wire plug for generator.
- One dryer not working – repair taking place
- Recycling – one more bin added
- Pool Chairs need re-strapping after just 2 years. Bronzing suntan lotion most likely the cause – quote \$2226
- Gate upgrade – vendor has not been able to schedule – will defer to the Fall when Barry is back
- Spectrum update from Barry is available on Members Only website

**Treasurers Report**

- 2022 financials reflect \$332 loss / however approx. \$400 in cash was not yet deposited
- There is also an issue of \$1600 interest from Reserve Balance was added to Operating Income, can only be added to pooled reserves – will be fixed going forward
- February financials not available yet
- New account opened at Centennial Bank for Laundry quarters – still waiting for checks
- Old laundry money account at Truist being closed – need to get approx. \$600 moved out
- Continuing to explore moving some of the Reserve Fund dollars to a CD for better interest.
- o Nancy Rosengren made a motion to approve moving up to \$175,000 of the Reserve Fund into a CD or CDs with Centennial Bank or other such Bank as coordinated by Vanguard and to authorize Treasurer Bradley McDonald to determine the best rates and timing. Rick V. seconded. All in favor/unanimous

Reserve Study – it was noted that it is a financial tool to assist in planning and budgeting for future expenditures. The timing and amounts are not definitive. It allows for a form a “savings” account to avoid the need for huge assessments for required future expenditures.

**Lease/Purchase/ARC approvals:**

ARC – Tiki Hut & Shed – Lot 55

ARC – Shed – Lot 71

Purchases

- Lot 71 – Bloom
- Lot 56 – Rackley
- Lot 49 – Chapman

- o Motion was made by Rick V. to approve the ARCs. Brad M. seconded. All in favor/unanimous.
- o Motion was made by Rick V. to approve the Purchases. David R. seconded. All in favor/unanimous

**New Business:**

Approve two Leases presented after agenda was posted.

Leases

- Lot 60 – Kendrick – 6/1/23 thru 5/30/24
- Lot 79 – Sampson – 5/1//23 thru 4/30/24 (moving from Lot 44)

- o Motion was made by Rick V. to approve the Leases. Brad M. seconded. All in favor/unanimous

**Next Meeting Date** - Sunday March 26, 2023 at 11:00am

- o Motion was made by Rick V. to adjourn at 11:15am. Brad M. seconded. All in Favor/ unanimous

Respectfully Submitted,  
Nancy Rosengren, Secretary