

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.
9300 N. 16th Street, Tampa, FL 33612 (813) 955-4642
Board of Directors 3/18/21 meeting -- approved

President Rick V. called the meeting to order at 3:00pm 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 before 3:00 pm on March 16, 2021

Reading and Approval of minutes from:

Regular Board meeting 2/17/21 and Organizational Board meeting 2/17/21

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

President's Report - Topics discussed:

Clean-up of front area outside fence – Mike B. to lead volunteers on March 25
Spare mailbox keys recently found will be given to USPS for disposal
Welcome/Information for new residents

Treasurer's Report

February Operating income: \$13,630.23

February expenses: \$17,243.80

February Owner prepaid dues: \$10,604.32

February Reserve balance: \$170,988.29

Lease/Purchase/ARC approvals:

Lease Approvals

Lot 56 – April 2021-Mar 2022 – Batiste (move from Lot 4)

Lot 67 – Mar 1 – Mar 1, 2022 - Getter

Lot 31 – Feb 20 – July 1, 2021 – Goins

Lot 6 – Apr 1 – Dec 31, 2021 – Hickman

Lot 59 – Apr 3 – June 11, 2021 Morales

ARC Approvals

Lot 5 – Park Model -Modglin

Lot 78 – gazebo - Simms

Lot 69 – Park Model – Nash

Lot 32 – Shed paint

New RV approval – Lot 30 - Henzel

Purchase approval – Lot 64 – Banjak

Guest approval

Lot 40 – Coates

Lot 80 - Goodrich

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

Old Business:

- 1) Gate – access “clean-up project” and new transmitter procedures. Proposed new rules were read:

Gate Access

PPRVP has a secure entry gate accessible by transmitters (clickers) that are assigned to Lot Owners and Renters. The Gate Managers maintain a list of gate transmitter assignments and physically distribute and collect gate transmitters each time there is a change of residency. This will occur for Lot Owners when a lot is sold/purchased and for Lot Renters upon arrival and departure per their lease. At the end of each lease and on sale closing date, gate transmitters allocated to the Lot will be disabled.

The following occurrences require the Owner or Renter to notify the PPRVP Gate Managers by sending an email to

PPRVPgate@gmail.com.

- **Renter departure date.** *Gate transmitters must be surrendered to the PPRVP Gate Managers and a “credit” for each gate transmitter received will be recorded.*
- **Renter arrival date.** *The PPRVP Gate Managers will provide a new gate transmitter(s) at no additional charge provided that the Lot has “credit(s)” for previously returned gate transmitter(s)*

- **Lot Sale/Purchase date.** The PPRVP Gate Managers will collect gate transmitters from the Seller and provide new gate transmitters to the Buyer.
- **Report a lost/not returned gate transmitter**
- **Report a damaged/not operating gate transmitter**
- **Purchase another gate transmitter**

New gate transmitters must be purchased from The Gate Manager. New Lot Owners are required to purchase new gate transmitter(s) during the purchase application process. The replacement of lost, unreturned or damaged gate transmitter will be the responsibility of the Lot Owner. The sale or transfer of a gate transmitter by a Lot Owner to another party is only permitted if arrangements are made to exchange for a new gate transmitter. Gate transmitters are for use by Lot Owners and Renters only.

Guests and privately hired contractors are permitted to enter the park only when the Lot Owner or Renter gives access. Gate access is granted via the front gate calling directory (#001 - #081). It is the Lot Owner/Renter's responsibility to only allow gate access to authorized persons. Do not give gate transmitter to anyone that does not reside in the park.

- Motion was made by Nancy R. to approve the new rules regarding Gate Access and amended the Screening form. Rick V. seconded. All in favor/unanimous.
- 2) Welcome / Information for new renters/owners – Nancy indicated that she would send a draft to Owners and Renters to solicit feedback on the document. The plan is to develop a One-page form that would be laminated and give to new Owners and Renters together with their clicker upon arrival at the park.

New Business:

- 1) Guest rule amendment
 Add *“Day visitors are allowed and must be accompanied by the Owner/Renter in Common areas.”*
 Make this sentence bold and separate paragraph **“Owners/renters are responsible for the behavior of their guest(s).”**
- Motion was made by Rick V. to approve the changes to rules regarding Guests. Harvey seconded. All in favor/unanimous.
- 2) Screening procedures – tabled

Next Meeting Date – April 22, 2021

Adjournment:

- Motion was made by Rick V. to adjourn at 4:03 pm. Harvey P. seconded. All in Favor/ unanimous

Respectfully Submitted,
 Nancy Rosengren, Secretary