

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

9300 N. 16th Street
Tampa, FL 33612
(813) 930-8036 (ext 311)
Board of Directors 4/10/2018 Meeting – **Approved**

President Mike Beedy called the meeting to order at 11:02 am.

President Mike Beedy requested that all phones be silenced and indicated the meeting was being recorded.

Quorum Present: President Mike B, VP Georgie R by phone, Treasurer Steve C, Secretary EJC, At Large Bob L, Dee V & Alice K from Vanguard.

Proof of meeting notice was posted on Saturday April 7 at 1:10 pm

Reading & approval of minutes from 3/13/2018 meeting. Minutes were read by EJ. Motion was made by Mike B to approve minutes. 2nd Bob L All in favor/unanimous.

President's Report:

The following items were addressed by licensed, bonded and insured providers to ensure compliance:

- The back flow valves were inspected and certified on March 22. The water was shut down for about 8 hour.
- Fire hydrants were also dealt with on March 22. They were inspected, certified and tagged. The club house was also inspected, certified and tagged, plus all security lights were checked as well. Batteries were changed since three of the lights were inoperative.
- The lift station was inspected by certified lift station inspector and some things need to be taken care of at the cost of \$220. This is scheduled for the week of April 16. This will guarantee both pumps are sharing the load. Currently the hour meters are not working on the pumps. Both pumps are presently kicking on but we need to know if both pumps are sharing the load. A recommendation was made that we go on an annual contract where the lift station is inspected every two months at a fee of \$600.00 a year. This will be discussed at a future meeting.
- A Pond Management Inspector came out and inspected the retention pond. The inspection included all the drains and the over flow coming into the area from the lake behind us. There are issues with the pond that need to be done in a timely manner before the next annual inspection in 2021. Everything in the pond must come out to

bring the pond down to the dirt. This needs to be done relatively soon. It will be a costly expense that we will have to budget for. We are currently working on that.

Other items that needed attention:

- 2017 Tax return was received and an extension was taken. This will be taken care of in the next week.
- The cleaning and re-grouting has been completed on all four showers. We have installed all new shower heads, new rods and new hooks, and the curtains have been cleaned. The men's still needs some work but the women's is in good shape.
- Vanguard has upgraded the Application and Screening Information forms. They have added the names of current people and added a spot for everybody's email. Alice distributed the new application forms.
- Sales and Rentals have been moved off the Paradise Pines web site and moved to its own site. The link is now at the bottom of the web site page.
- The total gate project will be scheduled for a future time, but right now there needs to be repairs made to the gate itself. The magnetic lock needs to be repaired since it keeps coming loose. The control box is programmed to keep the gate closed and that is not the way it is supposed to be. RS Security came out to inspect the unit and several things need to be fixed. The gate will go into a three part repair: 1st get the gate operational and up to code, 2nd RS Security will come out and do a complete of the inspection of the whole system, 3rd we will be doing rewiring of the system.

Other questions and comments:

Tim lot 65 asked about zone shut off valves so that the whole park does not need to be shut down if there is a problem. Kathy Lot 72 recommended we take a look at the project of getting shut off valves fix and budget for it. Steve said the problem is they are 6 feet down and to do anything would be a lot of money. Mike stated that it is something to look into since you just don't know what things will cost. Kathy wondered if we could get another layer of screening for the gate since the present one is now see through. Mike stated that lets get things operational first and then look into other things.

Treasurer's Report:

Steve C indicated there is \$31,832.39 in our checking account for operating income. Reserve balance is \$94,647.58.

Ratify Purchase for Lot 61: Bob L made a motion to approve the purchase of Lot 61. Steve C 2nd

it. All in favor/unanimous

Old Business:

Update on the purchase of the Frost Blankets: We originally thought we would wait until the fall, but because we got a great deal on them, we decided to get them now. The cost will be \$229.00 which included the clips to hold the clothes down and shipping. Bob L said we may need a few more clips, but Mike Benjamin will deal with that as well as cut the cloth to fit the beds when the time comes.

New Business:

Landscaping: Our landscaping company will be replanting the Crotons and recommends that we apply the mulch at the same time. The quote for mulching the entire park would be \$1088.00. This would be only one inch of mulch instead of two to save money. They will plant, set the watering system and insure the plants for 60 days. Steve C. made a motion to accept the mulching project at \$1088.00 plus the cost of the 60 Crotons at \$680.00. 2nd EJ. All in favor/unanimous

Photography having its own category in Rules/Regulations: Georgie made a request to move the photography from the common area of the rules and regulations to its own category. She stated the rule 12.15. No photographing is permitted on the condominium property unless specific permission is granted by all possible subjects and the Association property manager or a member of the Association Board of Directors must accompany the photography at all times. Remember, the photographing of minors may be illegal and is strongly discouraged. She thought it was such an important point that it needs its own category. Bob said that we should accept the change since we are only moving the wording from one area to another. Mike agreed that we are only giving it its own header. After further discussion from members, Georgie said that we just need to eliminate confusion of new owners and renters, that it is not OK to shoot pictures from your property and include other people's property. We need to insure everyone's privacy. Nancy R Lot 34 pointed out that common element does include all the area including our lots. Mike B. made a motion to put photography into its own category and make it a bold header. 2nd Bob L. All in favor/unanimous

Vanguard Contract renewal Discussion: Vanguard's contract expires in June. Mike feels that Vanguard has been doing a good job for us. Alice has provided a renewal draft contract. We have an option of renewing for one, two or three years. If we renew for only one year at a time there would be a 5% increase each year. With a two year it would be a 4% increase per year. With a 3 year it would be 2% increase. There is a 120 day option to get out of the contract for either side. Mike feels that going to an extended contract, would save the park money. After further negotiation it was agreed that there will be no increase until Jan 2019. Mike made a motion that we engage in a three contract at a 2% per year raise with Vanguard Management

Company. That we will stay at the present rate until December 31 and then start the new rate in January 2019. 2nd Steve C. All in favor/unanimous

Reserve study update discussion: There is currently a reserve study that is very lacking. It was done a couple years ago but several items were left out. The company who did the study charged \$2500.00, and it was the first one ever. The same company will come in, do another reserve study and include all the things that were left out of the first study for \$900.00. This is something that really needs to be done. This would include everything inside the gate: the sewer system, retention pond, flooding of the streets, water system etc. and since most of these things are not included in the current reserve study we cannot pull money out of the reserve fund to pay for these things. We need to know an exact number of things that are a problem so we can address it properly and figure out what this park needs. This study would be a complete revision and include a 3% inflation factor. We could then decide what really needs to go into the reserve fund, since currently there is not enough money to do what we need to do. The study would be done immediately so we can use it for the next budget. If things are not put into the reserve study then major projects would go to an assessment to the owners. It is easier to pay over a period of time instead of hitting each owner with an assessment. Steve C pointed out that the cost of things that pop up and need to be done, that is not in the reserve study, comes out of preferred maintenance. Mike pointed out that we need to get a corrected preferred maintenance estimate and reserve fund estimate so we can budget properly. Mike made a motion to do a new accurate reserve study for \$900.00 by the company who did the previous study. 2nd Steve All in favor/unanimous

Parking/Vehicle and Uses discussion: Bob L feels that parking on other owners property should not be something that the board needs to approve. That it should be between owners and people wanting to use their lot. He said we don't have a problem with this and wonders why the board came up with this rule. Members pointed out that in the summer time when members are not here that their lots are being used without permission. Mike stated that this came up because it was thought that we were violating condo rule 7.18, we are not. He wanted that to be known. He pointed out the rule does not say (must notify the board know) but (should notify the board.) There is no requirement to notify the board but common courtesy. By doing this we can eliminate people running around complaining about it. If the board knows about it, it just solves a lot of controversy. He sees no problem with the rule the way it is written. Steve disagrees that it is not an option. Mike feels if the owner of the lot is not complaining, why should anyone else. If the owner is not here then a chain can be run across the front of the lot. After much heated discussion from owners, Mike stated that there is nothing wrong with the rule about notifying the board about parking on other owner's property, and we should leave the rule the way it is. End of discussion. We don't need to vote or anything.

Owner Comments/Concerns: Sam Lot 6 says he has been here 6 years full time. There are

owners renting lots and some of those lots are not being maintained. They are not being cleaned or having grass mowed. Is this the responsibility of the owner or the renter? Mike said it is the owner's responsibility. Sam continued saying the owners are not around and renters don't really care. Mike said there was an issuer with a lot after the frost, the owner was called, and he took care of it. Owners need to be responsible for their lot and the renters on that lot. Vanguard can issue letters to the owner and/or to the renter if need be. This board has just gotten established and will start being more diligent on these matters. Alice will be going around and doing an inspection soon, and some to these things may be caught and addressed. Mike prefers not sending out violations letters but have a one on one with the owner, because it costs money every time we send letters. If the personal touch does not work then we go to the next step. Most owners prefer being notified in person. Alice said once a letter is sent and the owner does not take care of the problem the corporation has the right to take care of the problem and bill the owner back for the work. She says there are ways to keep the park looking good. There is a progression that takes place. Mike asked for Alice to send the information to him and he will send it to all owners. Bob L wondered if this needed to be voted on by the membership or the board. This would be a rule and voted on by the board. This concern can be placed on next year's agenda. We will try to not have any meetings during the summer unless a need arises.

Tim Lot 65 feels we still have a problem at the dump station with people being in danger of being hit at the corner. He recommended that we put a solid painted line to help cars to swing wide at the corner. Also take out a plant on the inside of the area so you can enter without being on the road. Mike recommended we take a look at all our options.

Steve C says we need to attend to the pool area. Mike said that if anyone wanted to help with a power washer, some roundup to get the weeds out and help with other maintenance. Kathy lot 17 said Alice recommended a person last year that came in and cleaned the outside of the fence and did a great job. Mike said he wouldn't object if volunteers wanted to work on the pool area. Steve said he knew someone and would look into it.

Adjournment: Mike made a motion to adjourn the meeting. 2nd Bob L All in favor/unanimous

Meeting ended at 12:04 PM

Respectfully Submitted

EJ Charron, Secretary

A handwritten signature in cursive script, appearing to read "Emma J. Charron". The signature is written in black ink and is positioned below the typed name "EJ Charron, Secretary".