

**PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.**

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

Board of Directors 7/31/2018 Meeting – Approved

President Mike Beedy called the meeting to order at 11:30 am.

President Mike Beedy requested that all phones be silenced.

Quorum Present: President Mike B, VP Steve C, Treasure Georgie R, Secretary EJC (by phone), At Large Bob L (by phone).

Proof of meeting notice was posted on Saturday July 28, 2018 at 1:40 pm.

Reading & approval of minutes from 5/08/2018 meeting. Motion was made by Mike B. to approve the minutes as they are: Georgie 2<sup>nd</sup> All in favor/unanimous.

**President's Report:** Mike B. announced the President's Report will be emailed to all owners, so everyone is updated.

**Lease/Purchase:** Mike B. reviewed the following Lots for summer/fall rental and purchases. He stated they would be approved as a unit.

Lot 59 purchase, Lot 29 to accept RV, Lot 50 rental through September, Lot 79 rental through October 10, Lot 79 rental Nov-March, Lot 60 accept RV for winter rental, Lot 76 rental for 2019 return.

Mike B. made a motion that these Lots be approved as a unit: Bob L 2<sup>nd</sup> All in favor/unanimous.

**ARC Approval:** Sheds for Lot 16 and 61 were up for approval. Mike B. stated that board approval only means the sheds meet our guidelines. This is a pre-approval. Owners must still file permits with Pasco County, and they are the final decision-makers on shed approval. Owners must show the BOD the permit number before installing the shed. Steve C. noted that Lot 61 has too many permanent structures.

Mike B. made a motion to accept Lot 16 shed Georgie 2<sup>nd</sup> All in favor/unanimous.

Mike B. made a motion to accept Lot 61 shed Georgie 2<sup>nd</sup> All in favor/4 yes 1 no.

**New Business:**

Road Repair discussion: Mike B. turned the floor over to Georgie who summarized as follows:

Steve C. recommended and Georgie organized and led a Road Walk at 9am before the board meeting to view the needed road repairs under discussion. Six to Seven owners participated in the walk to see and discuss the 9 identified road repairs that were needed. During the walk, 3 owners volunteered to do the road repairs themselves. They proposed renting a machine, buying the materials and doing the job without professional assistance.

Georgie thanked the three men for offering to volunteer. She explained that Vanguard, as our property management source, would not allow volunteers to work on our roads unless they are licensed, bonded and insured. Our liability insurance would not be in favor of volunteers for this particular job.

Georgie reviewed the following 5 questions that came up during the road walk:

1. How will ACPLM, the chosen road vendor, prevent small water dams from building around the edges of their road repairs?
2. What is the timeline for the road repairs? We have so much rain; how can they work?
3. Did we check references of ACPLM and provide these references so others can call them?
4. The inbound gate has such low clearance, how can you do any road maintenance?
5. What can we do about the water pooling at Lot 20 and Lot 21? (not part of the road repairs)

Georgie ask if anyone in the audience had a question or comment to make about road repairs.

Bob C. ask why we couldn't make our own decision about road repairs. How could Vanguard tell us what we can and can't do?

Mike B. said, "Because they pay our bills, taxes, and we rely on their guidance to stay compliant."

Mike stated that Seal Coat will be dealt with at a different meeting. We are only dealing with the areas that need to be repaired.

Steve C. made a motion to wait on doing anything about road repairs until the fall when everyone returns. His motion was not seconded.

Georgie made a motion that we accept the ACPLM bid and schedule the road repairs now. Mike B. seconded the motion. The board voted 3-2. Mike B., Georgie R., and Bob L. voted yes. Steve C and EJC voted no.

Mike made a motion for the meeting to adjourn. Georgie seconded. 3 board members voted for the meeting to end at 11:44 am.

Ray S. asked, "How can you vote on road repairs when a vote is not listed on the agenda?"

Mike B. said, "Every discussion can end with a vote. It's a legal vote."

Additional talk happened regarding use of volunteers.

Everyone was invited to meet Paul from ACPLM, who was due to arrive at 12:15 and be available to answer questions. Jin, the president of ACPLM, did arrive at 12:15. Paul arrived 10 minutes later. They walked the park for over an hour studying the water drainage and uneven levels of road construction, especially at lot 20 & 21.

An update of their professional recommendations will be compiled and emailed to owners within 2-3 days.

Respectfully Submitted,

EJ Charron, Secretary