

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

9300 N. 16<sup>th</sup> Street, Tampa, FL 33612

(813) 955-4642

Board of Directors 08/14/19 Meeting - approved

President Mike B called the meeting to order at 6:30 pm

President Mike B requested that all phones be silenced.

Quorum established. President Mike B, VP Rick V, Alice K from Vanguard were present; Treasurer Bob L, Secretary Nancy R, EJ C At Large by phone

Proof of meeting notice posted on August 12, 2019 before 6:30 pm.

Reading and Approval of minutes from Regular Board meeting May 15, 2019

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

Approval for Lot rentals and ARC requests

Lease Lot 44 – Aug 1 to Oct 31

Lease Lot 44 – Nov 1 to April 30

Lease Lot 50 – July 2019 to July 2020

Lease Lot 78 – Aug 15 to Aug 14, 2020

Lease Lot 1 – moving from Lot 64

Lease Lot 4 – moving from Lot 59 9/1/19 to 2/28/20

ARC Lot 24 – paint shed

ARC Lot 40 – new shed

Purchase Lot 3

- Motion was made by Mike to approve the leases, ARC and purchase. Bob seconded. All in favor/unanimous

New Business:

Nancy described proposed changes to Rules & Regulations, Screening Application and Lot Change forms to make them consistent. It was noted that these changes are not changes to current procedures, but rather more clear communication of existing procedures. Alice made a recommendation to amend the "Pets" section.

- Motion was made by Mike to approve the changes as proposed (see Exhibit A); Rick seconded. All in favor/unanimous

Date for Annual Budget Meeting established – November 5, 2019 at 6:30pm

Adjournment

- Motion was made by Mike to adjourn at 6:47pm. Rick seconded. All in Favor/ unanimous

Respectfully Submitted,

Nancy Rosengren, Secretary

BOD Meeting Minutes 8/14/19 - Exhibit A

## Rules & Regulations Sections with changes

### Pets

Pets are limited to two domesticated animals only.....

Paradise Pines RV Park's pet(s) policy applies to all service animals and support animals, unless otherwise specified by a certified medical professional stating a certain breed is required for the individual's medical conditions. (ie: Diabetic sensing, Cancer or specific illness requiring a specified type of service animal) Owner/renter must provide ~~certified medical~~ documentation to property manager for review prior to service animal being permitted in the park.

### Lease procedure

Any person(s) wishing to lease a lot will need to contact the lot owner to arrange the terms of the lease.

- The lease will be provided by the lot owner.
- The "Application and Screening Information Form" must be completed and submitted to Vanguard Management. A background check is part of the Application. (See Application Form)
- Four photographs of the RV must be submitted along with the application for approval by the board. Photographs must be of sufficient quality to determine the condition of the RV and must be taken from all four sides.
- You will be notified by the property manager of your approval status on or before 15 days after receipt of a completed application. (see [Application and Screening Information Form or Lease Renewal-Lot Change Form for information regarding expedited review and rush fees](#))
- Part time returning renters must re-submit the "Application and Screening Information Form" with RV photos. A new application background check will only be required if it has been more than 12 months since the end of the previous lease.
- Current lease residents that renew an existing lease, move to another lot and establish a new lease or purchase a lot should complete the "Lease Renewal – Lot Change Notice"
- Moving in prior to qualifying may invoke a fine. In addition, a fine of no more than \$100 a day, or a max \$1000 may be assessed for moving in prior to providing the association with a complete, truthful, signed application, payment all fees. Fines may also be imposed for other violations of the governing documents.
- The renewal of any lease may be denied based on failure to abide by park rules, including but not limited to practicing social nudism.
- The "Application and Screening Information Form" and "Lease Renewal – Lot Change Notice" can be obtained from the [thepinesrvp.com](http://thepinesrvp.com) website under the applications section.
- The completed lease form should be returned to the Owner
- The completed "Application and Screening Information Form" together with all attachments should be sent to Vanguard.
- The completed "Lease Renewal – Lot Change Notice" should be sent to Vanguard
- New renters may be subject to an interview with a member or members of the Board of Directors regarding our rules and regulations, including the social nudism policy.

### Purchase Procedure

Any person(s) wishing to purchase a lot will need to contact the lot owner to arrange the terms of the purchase.

- Purchase agreements are the responsibility of the owner and purchaser.
- The "Application and Screening Information Form" must be completed and submitted to Vanguard Management. A background check is part of the Application. (See Application Form)
- Four photographs of the RV must be submitted along with the application for approval by the board. Photographs must be of sufficient quality to determine the condition of the RV and must be taken from all four sides.
- A current renter who is purchasing a lot should complete the "Lease Renewal – Lot Change Notice"
- The "Application and Screening Information Form" and "Lease Renewal – Lot Change Notice" can be obtained from the [thepinesrvp.com](http://thepinesrvp.com) website under the applications section.
- The completed "Application and Screening Information Form" together with all attachments should be sent to Vanguard .
- The completed "Lease Renewal – Lot Change Notice" should be sent to Vanguard.
- You will be notified by the property manager of your approval status on or before 15 days after receipt of a completed application. (see [Application and Screening Information Form or Lease Renewal-Lot Change Form for information regarding expedited review and rush fees](#))

- Prospective buyers may be subject to an interview with a member or members of the Board of Directors regarding our rules and regulations, including the social nudism policy.
- Moving in prior to qualifying may invoke a fine. In addition, a fine of no more than \$100 a day, or a max \$1000 may be assessed for moving in prior to providing the association with a complete, truthful, signed application, payment all fees. Fines may also be imposed for other violations of the governing documents.

**Lease Renewal -Lot Change Notice form changes**

Paradise Pines RV Park Lease Renewal – Lot Change Notice

Current full-time renters may submit this form to avoid repeating the full application process. Seasonal renters must return within 1 year of departure to use this form. One of the following must apply: ~~(note: there is no fee due for current renters to take one of the following actions.)~~

- 1.You are renewing a lease on your current lot.
- 2.Moving to a different lot
- 3.You have entered into a purchase agreement

(note: there is no fee due for current renters to take one of the above actions provided this complete form is received by Vanguard within 15 days of your move date. Applicants may pay a **Rush Fee** of an extra \$35.00 per individual, made payable to **Vanguard Management Group at least 4 days prior to move date for expedited review. Moving in prior to qualifying may invoke a fine. In addition, a fine of no more than \$100 a day, or a max \$1000 may be assessed for moving in prior to providing the association with a complete, truthful, signed application, payment all fees. Fines may also be imposed for other violations of the governing documents)**

DATE \_\_\_\_\_ Phone \_\_\_\_\_

NAME(S) \_\_\_\_\_ email \_\_\_\_\_

CURRENT LOT # \_\_\_\_\_ Move date if applicable: \_\_\_\_\_

NEW LOT # (if applicable) \_\_\_\_\_ Rental period \_\_\_\_\_

LOT OWNER NAME \_\_\_\_\_ email \_\_\_\_\_

RV/VEHICLE \_\_\_\_\_

(Note - if the same RV is moving from current lot to new lot, no photos are required)

RV/VEHICLE CHANGES (if applicable) \_\_\_\_\_

(Note - if RV is changing, new photos are required)

PLATE NUMBER(S) \_\_\_\_\_

NUMBER OF PETS /Vaccination & License information \_\_\_\_\_

(Note –There is a limit of 2 domestic pets and Rottweilers, Dobermans, and Pit Bulls are not allowed.)

NUDIST AFFILIATION –membership number/expiration date \_\_\_\_\_

Deliver form to Vanguard Management Group

By mail: Vanguard Management Group  
Attn: Denise Arnold  
9300 N. 16<sup>th</sup> St. Tampa, FL. 33612

By email: [denise@vanguardmanagementgroup.com](mailto:denise@vanguardmanagementgroup.com)

By Fax: Monday-Friday 8:30 – 4:30pm. 813-993-0142

**Changes approved on Screening Application form – only change to page 1**

Lessee/Purchaser Name (s) \_\_\_\_\_ Phone# \_\_\_\_\_

Lot # \_\_\_\_\_ (check one) Purchase \_\_\_\_\_ or Lease \_\_\_\_\_ Lease Date Term: \_\_\_\_\_ to \_\_\_\_\_

The following information must be submitted with your Application.

- **Check Made Payable to Paradise Pines Condominium Association for \$35 (per individual) for a U.S. or Canadian search.**
- **Check Made Payable to Vanguard Management Group for \$15 per application**
  - This payment is **non-refundable!** Any returned or stop payment checks will be liable for a **\$25 return check fee.**
  - **Rush Fee** is an extra \$35.00 per individual, made payable to **Vanguard Management Group**. This guarantees **that a completed the screening application received during normal business hours Monday through Friday, will be submitted to the board of directors within 24 hours.** (see below for Board qualification information)
  - Send application and payment to: Vanguard Management Group, 9300 N. 16<sup>th</sup> St., Tampa FL 33612
- **If US citizen, must provide:**
  - **A copy of a Driver’s License or Passport (picture must be recognizable)**
  - **Copy of SS card or a like item pre-printed with your SS# (like a W2)**
- **If Canadian citizen, must provide:**
  - **Driver’s License**
  - **Current street address, City and Province**
- **RV Registration and Pictures**
  - All RVs entering Paradise Pines RV Park must be in good condition. All body work must be clean and in good repair. The RV must be free from damage, rust, mold and dirt. All awnings and equipment must be well maintained without any visible damage. To avoid any misunderstanding or misrepresentation, **(4) CURRENT** photographs are to be submitted with the application, to be reviewed by the Board of Directors or the association property manager. Photographs must be taken from the front, back, left and right and clearly show current vehicle licensing. **Any RV that fails to meet these standards as defined by the Board of Directors may be refused entry.**
- This Association has restrictions that may affect your lifestyle. It is up to you to ask questions and become familiar with the Association’s documents and rules. Restrictions include, but are not limited to:
  - **2 pets per lot.**
  - Residents are required to **practice Nudism**. All residents must be a member of **AANR** or **other recognized nudist organization**.
  - **NO Storage** of personal items **outside your unit**
  - **No felonies or sexual assault charges**
  - **If you have any questions, ask prior to paying any fees.**
- **\*\*\*The Board has 15 days to qualify your transfer prior to you moving in. Moving in prior to qualifying may invoke a fine. In addition, a fine of no more than \$100 a day, or a max \$1000 may be assessed for moving in prior to providing the association with a complete, truthful, signed application, payment all fees. Fines may also be imposed for other violations of the governing documents. The Board has 3 days to qualify transfers from applicants that have paid rush fees.**  
**The 15 days(3 days for rushes) does not begin until the Association has received:**
  - A completed application on each couple or individual over 18 years of age

- A screening fee for each applicant/couple required to provide one. Fees are above.
  - **Incomplete applications, applications without fees, and fees without applications, will be mailed back to the applicant and the applicant will be notified by email.**