

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

9300 N. 16<sup>th</sup> Street  
Tampa, FL 33612  
(813) 930-8036 (ext 311)  
Board of Directors 10/07/2018 - Approved

President Mike Beedy called the regular board meeting to order at 1:55 pm immediately after the annual board meeting. Cell phones have already been silenced and the meeting is being recorded.

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

Proof of meeting notice was posted on Friday Oct 5th at 11: 30 pm.

Reading & approval of minutes from 7/31/2018 meeting: Minutes were read by EJ at the previous budget meeting and approved.

**Treasurers Report:** Operating account we have \$45,900.00. There are some major bills coming up but we project that there should be about \$15,000.00 to roll over to the reserves. In the reserves we have \$106,250.00.

**President's Report:** This year we have placed several items into compliance. We had the roads repaired where we found the roads were thicker than we thought they were. We have residents coming back with a lot of cleaning going on. We need owners to get their lots straightened up and have delayed the inspection of the management company until the end of October. This will give owners time to get their lots in compliance.

**Lease and Purchase Agreements:**

Purchases: We have had 11 new purchases this year so far and 6 to approve today. The following are up for approval: Lots 5, 31, 43, 58, 75, 79. Mike made a motion to approve these sales 2<sup>nd</sup> Georgie all in favor/unanimous, Steve C absent.

Lease Agreements: Lot 3, lot 31 moving form Lot 4, Renewing Lots 37, 64. Mike made a motion to approve all lease agreements 2<sup>nd</sup> Georgie all in favor/unanimous, Steve C absent.

**ARC Approval:**

Lot 24 has a shed expansion request: The expansion has already been done. Mike made a motion to approve this expansion with permit and final inspection forth coming 2<sup>nd</sup> EJ all in favor/unanimous, Steve C absent.

Fence on lot 8: Mike make a motion to approve the fence. It will be up to the property owners on lot 8 and 7 to come to an agreement after a survey is completed. 2<sup>nd</sup> Bob L all in favor/unanimous, Steve C absent.

**New Business:**

Social money fund: Money acquired from the selling of the cruse donated from owners of Lot 3 will go toward social functions. The burgers and hot dogs for the Labor Day party were purchased from this fund. We would like to see gatherings for Thanksgiving and Christmas handled the same way. It was also suggested to use funds to have some entertainment.

Bonnie lot 55 stated that the Club House cannot accommodate, by fire marshal postings, more than 80 people. Judy said she had a lead on curtains to enclose the pavilion to have big gatherings there. She was asked to look into it and bring the cost proposal to the board.

Mike made a motion to use the social fund for social functions as discussed 2<sup>nd</sup> EJ all in favor/unanimous, Steve C absent.

Recycling: This was started by and has been run by volunteers but now has been pushed on to the board. This is not a board function. There have been changes. The dumpster for cardboard was free and now there is a \$50.00 per month charge for the dumpster. It is picked up at will. We pay \$142.00 a month for 3 pickups a week for our garbage. One option would be to change this to 4 pickups a week for \$187.00 and put cardboard in the regular garbage dumpster since it is degradable. If the garbage dumpster does not close there is an extra \$42.00 charge for the pickups and an extra pickup would solve this problem as well. The other problem with the recycling is that people do not clean recycles correctly and making a mess in peoples' trucks who transport the bens. If the community wants to recycle then they need a committee who will organize and follow through with it. We will table this and readdress recycling and how to manage cans when more people are here at the next meeting.

Liability insurance: Mike made a motion to renew with the same Liability Insurance Company that we have. Our liability insurance costs us \$6,372.01 per year with a \$2,500.00 deductible. This covers the club house and common areas. 2<sup>nd</sup> Georgie all in favor/unanimous, Steve C absent.

Street sweeping: Cost would be \$75.00 travel time and estimated time to sweep this community would be 2 hours at \$225.00 per hour with a machine to sweep and suck up the sand. It would be about \$600.00 to get the streets swept. Mike as well as several owners thought this is not necessary. Also the blowing and washing of leaves into the sewers should not be done. Leaves should be blown from the road onto ones lot and then picked up. Also people who pressure clean need to clean up the sand washed into the center of the road.

Mike made a motion to not sweep the streets 2<sup>nd</sup> Georgie all in favor/unanimous, Steve C absent.

Plant covering: This is not on the agenda, but Mike Benjamin asked for plant covering to be addressed. Mike and Joanie will be taking on the plant coverage if needed this winter but need some assistants. The community has purchased new plant blankets to cover the plants. M & J will cut the blankets to fit the plants and label them. They are looking for 3 or 4 volunteer assistants to help cover the plants and will have a run through so volunteers will know how to cover the plants correctly.

Club House: The club house needs some cleaning and painting. Vanguard has recommended that we paint the inside of the club house. This is an area where we could use volunteers. We need to use a high quality paint that is washable. EJ will head the committee along with Sheila and any other owners who would like to help.

Georgie recommended that we bring in a professional cleaning person to clean the club house. She thanked the three men who have been cleaning (Steve C, Steve and Dave). They were a life saver for the park when they volunteered. Since the community is in better shape with its finances and with Steve C going off the board it is time to hire someone to clean the club house. We have found a person after interviewing 4 people who we think will do a great job. She cleans medical buildings and will use her own environment friendly cleaners that are biodegradable. She will clean twice a week for \$400.00 a month. She will clean the first one free and guarantees her work. We will continue to provide paper products. Mike went on the record to say that he did go to Tim and Judy first to see if they wanted to do the cleaning and they declined. Georgie made a motion to hire a professional to clean the club house starting immediately 2<sup>nd</sup> EJ all in favor/ unanimous, Steve absent.

**Owner Comments/Concerns:** A request was made that meetings be at night around 7:00 pm to accommodate more people. Mike said that meetings will no longer be on second Tuesdays but at different times to try to get as many people as possible at meetings.

Al lot 28 feels that the board should adopt an annual increase of the HOA fees at the rate of inflation of 3-4% a year. Mike agreed it would help so the board does not have to fight doing the budget each year. He recommends 3% increase which would raise next year's dues by \$5.00. This will be brought up at the next agenda.

Adjournment: Mike made a motion to adjourn the meeting. 2<sup>nd</sup> EJ All in favor/unanimous Steve absent

Meeting ended at 3:00 PM

Respectfully Submitted

EJ Charron, Secretary