

**PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.**  
10500 University Center Dr.--Suite 190, Tampa, FL 33612 (813) 955-4642  
Board of Directors 10/21/22 meeting -- Final

President Rick V. called the meeting to order at 10:28am and requested that all phones be silenced.

Quorum established. Pres Rick V, Sec Nancy R, Vice President Sal D, Treasurer Brad McDonald, David R, At Large and Kimberly V. from Vanguard were present.

Proof of meeting notice posted in Clubhouse before 9:00am on October 19, 2022

**Reading and Approval of minutes from:**

BOD meeting 3/24/22 and BOD Workshop 3/24/22

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

**President's Report**

President Rick thanked several owners that assisted with many various issues including lightning strikes to gate and a tree, wifi, spectrum, lift station and pool heater. Those noted are Tim R, David R, Mike B., Mike & Rene and Barry.

**Treasurers Report**

Treasurer Brad indicated that we are in good financial position. Discussed \$82K surplus and plan to do monthly refunds to owners to offset the monthly association dues. Working on getting access to the Truist account where laundry funds have historically been deposited.

**Lease/Purchase/ARC approvals:**

ARC – Tiki hut – Lot 57

ARC - Park Model -Lot 64

ARC – new RV – Lot 63

Lease – Lot 41 – Peterson/Williams – May 1,2022 thru April 2023

Lease – Lot 8 – Hoyos/Stracke – May 1,2022 thru 11/1/22

Lease – Lot 50 – McGibbon/Killip – Sept 2022 thru Sept 2023

Lease – Lot 60 – Rivenbark – Dec 1, 2022 thru 6/1/23

Lease – Lot 60 – Gnatt – 6/22 thru 11/20/22

Lease – Lot 1 – Lavoie/Tussey – July 2022 thru 6/30/23

Lease – Lot 31 – Dake/Newport – Jun 22 thru May 31,2023

Lease – Lot 49 – Nolan – Nov 2022 thru May 2023

Purchase – Lot 77 – Roth/Beattie

Purchase – Lot 68 – Tuttle/Anderson

- Motion was made by Rick V. to approve the ARC, Purchases and Leases. David R. seconded. All in favor/unanimous

**Old Business: none**

**New Business:**

Discuss disposition of surplus funds

- Motion was made by Brad M. to approve the refunding of a total \$41,582.16 of common surplus as a monthly credit to the Association fee. The credit amount shall be \$42.78/month per lot and will be applied to the monthly fee of \$209.78 for a net payment requirement of \$167.00 per lot. Rick V. seconded. All in favor/unanimous
- Motion made by Brad M. to approve a transfer of majority of “laundry account” balance down to the minimum required balance held at Truist Bank to our main operating account. This transfer shall be accomplished as soon as can be arranged by the bank/ management concern. Rick V. seconded. All in favor/unanimous

**Next Meeting Date – December 2 – 10:00 am**

- Motion was made by Rick V. to adjourn at 11:05am. Nancy R seconded. All in Favor/ unanimous

Respectfully Submitted,  
Nancy Rosengren, Secretary