

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.
10500 University Center Dr.--Suite 190, Tampa, FL 33612 (813) 955-4642
Board of Directors 10/30/23 meeting – APPROVED

President Rick Vickers called the meeting to order at 10:48am and requested that all phones be silenced.

Quorum established. Pres Rick Vickers, Sec Nancy Rosengren, Vice President David Raphael, Treasurer Brad McDonald, Sal Durante, At Large and Kiara Lee from Vanguard were present.

Proof of meeting notice posted in Clubhouse at 9:00am on Saturday October 28, 2023

Reading and Approval of minutes from:

BOD meeting 3/26/23

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

President's Report

- Recognition given to Mike & Joan Benjamin (Lot 33) for extensive volunteer work on the community landscaping, sprinkler system, palm tree trimming and mulch project. They were given a gift certificate in appreciation for their above and beyond contribution.
- Thanks given to VP David Raphael for all of the hands on work over the summer
- Note was made that there has been an excess of \$2000 in legal fees in connection with park rule violations.

Treasurers Report

- Financials look good - \$251,000 in Reserves, \$46,000 in Operating account, \$2,700+ in Laundry account – estimate \$3000 deficit at year end
- Counting laundry money on 10/31/23 – will make deposit on 11/3/23. Quarters may be obtained from Brad before deposit is made
 - Brad M. made a motion to rebate owners a total of \$7413 in year 2024 by crediting \$7.63/ lot per month from January thru December 2024. Nancy R. seconded. All in favor/unanimous - Approved
 - Brad M. made a motion to expense off all interest received from Reserve fund in 2023 to increase in statutory reserves. Rick V. seconded. All in favor/unanimous – Approved
 - Brad M. made a motion to increase the amount of reserve funds to put into CD from \$175,000 (authorized at 3/6/23 BOD meeting) to a total of \$225,000. Rick V. seconded. All in favor/unanimous - Approved

Lease/Purchase/ARC approvals:

ARC – Tiki hut – Lot 75-Wilson

ARC - Park Model -Lot 56-Rackley

ARC – Tiki Hut & Gazebo & steps – Lot 56 Rackley

ARC – change RV – Lot 60 – Kendrick

ARC – metal roof gazebo – Lot 63 – Kluko

ARC – change RV -Lot 67 - Rivenbark

Lease – Lot 31- McFarlin/Despain – June 1,2023 thru May 31,2024

Lease – Lot 14 – Newport/Drake – change from Lot 31 – June 1,2023 thru Aug 31, 2023

Lease – Lot 50 – Light – change from Lot 67 – Nov 1, 2023 thru Oct 31, 2024

Lease – Lot 2 – Walsh – change from Lot 8 – July 1, 2023 thru Feb 29, 2024

Lease – Lot 1 – Lavoie/Tussey –renewal July 2023 thru 6/30/24

Lease – Lot 44 – Batiste – July 30, 2023 thru July 30, 2024

Lease – Lot 40 – Vogel – Nov 2023 thru May 2024

Lease – Lot 53 – Scheidegger/Lee – renewal – Oct 1, 2023 thru Sept 30, 2024

Purchase – Lot 63 - Kluko

Purchase – Lot 20 – McGibbon/Killip

- Motion was made by Rick V. to approve the Lease, Sales & ARC. Brad M. seconded. All in favor/unanimous. Approved

ARC – deck – Lot 80 – Raphael

- Motion was made by Rick V. to approve the Lease, Sales & ARC. Brad M. seconded. 4 in favor/1 Abstain. Approved

New Business:

Screening process – Nancy R. explained that we want to define and document our procedures for approving leases and sales of lots. The board was provided with a draft resolution that has been reviewed and approved by legal. A copy of the resolution will be provided with the minutes of this meeting.

- Motion was made by Nancy R. to approve the Resolution Regarding Criteria for Approval or Disapproval of Sales, Transfers and Leases. Rick V. seconded.
All in favor/unanimous - Approved

Proposed Declaration of Condominium amendment – similar to the resolution just passed by the Board, we want the Declaration of Condominium to also reflect the enhanced definitions for sale and lease procedures. Owners will be presented with proposed amendments in connection with the 2024 Annual Membership Meeting and will have the opportunity to vote on such amendments.

- Motion was made by Nancy R. to approve proposed amendments to the DOC regarding criteria for approval or Disapproval of Sales, Transfers and Leases. Adoption of such amendments to be approved by Members at the 2024 Annual Membership Meeting Rick V. seconded.
All in favor/unanimous - Approved

Proposed Declaration of Condominium amendment – allows the Association to levy charges against a unit owner and their unit for costs related to enforcement for failure of the Unit Owner to fulfill their obligations under the Association’s governing documents.

- Motion was made by Nancy R. to approve proposed amendment to the DOC which allows the Association to levy charges against a unit owner and their unit for costs related to enforcement for failure of the Unit Owner to fulfill their obligations under the Association’s governing documents. Adoption of such amendments to be approved by Members at the 2024 Annual Membership Meeting. Rick V. seconded.
All in favor/unanimous - Approved

Approve All Year Lawn Services, LLC

- Motion was made by Rick V. to approve the All Year Lawn Services, LLC contract for lawn services at \$11,400 annually Brad M. seconded.
All in favor/unanimous. Approved

Gate upgrade - RS Security Consulting, Ltd

- Motion was made by Rick V. to approve the contract from RS Security Consulting, Ltd in the amount of \$17,226. Nancy R. seconded.
All in favor/unanimous -Approved

Reserve Study - Felten Property Assessment Team

- Motion was made by Rick V. to approve the contract with Felten Property Assessment Team for \$1500. David R. seconded.
All in favor/unanimous - Approved

Change laundry machine fee from \$1.75 to \$1.00 was tabled without objection.

Next Meeting Dates

BOD – Nov 29, 2023

Annual Membership Meeting – February 5, 2024

- Motion was made by Rick V. to adjourn at 11:33am. Nancy R. seconded. All in Favor/ unanimous

Respectfully Submitted,
Nancy Rosengren, Secretary