

**PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.**9300 N. 16<sup>th</sup> Street, Tampa, FL 33612

(813) 955-4642

Board of Directors 11/04/2019 meeting

Immediately following 6:30pm Budget Meeting -Clubhouse – approved 11/26/19

President Mike B called the meeting to order at 6:37pm

President Mike B requested that all phones be silenced.

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

Proof of meeting notice posted on Nov 2, 2019 before 6:30 pm.

**Reading and Approval of minutes from:**

Regular Board meeting Oct 16, 2019 & Board Workshop meeting Oct 16, 2019

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

**President's Report**

- Road Clean-up Each resident is responsible to clean up any sand or debris from the road that are the result of paver or vehicle cleaning activities. The sand/debris is detrimental to our drainage system and the road surface.
- Speeding / Wrong Way Driving Our speed limit is 9 m/p/h. Our roads are one-way – including golf carts. These are safety rules – please be considerate and follow these rules.
- Yard Waste Our landscape provider has experience vehicle problems and has not been able to remove all yard waste in the past couple of weeks. We expect all of the waste to be removed in the coming week.
- Rodents (report by EJ) There have been reports of rodents in our community. The Association will be coordinating with two pest control providers for an assessment of the rodent situation in common areas. The first assessment will be this Friday, November 8<sup>th</sup> beginning at 2:00pm.
- Owner Request – there was a request to clean/organized the pool shed. Volunteers will be recruited.

**Treasurer's Report** - Operating Fund \$53,402.36 + Laundry Funds \$15,702.89 – less prepaid dues \$10,146.82

Net Operation Fund \$58,958.43

Reserves \$122,519.07

President Mike also stated that Owners can access the monthly financial reports on Vanguard's website.

**Old Business****Update on DOC/Bylaw Amendments**

Nancy advised that the changes/suggestions from the Workshop were incorporated into the draft amendments, a draft Limited Proxy form was prepared, and attorney recommended not to amend limit lot ownership and has made a few minor changes. Tentative plan is to mail meeting notices in early December and hold two member meetings -one in January to approve amendments and one in February for the regular annual meeting/elections. Final drafts of amendments will be provided prior to the next board meeting on November 26<sup>th</sup>.

#### Rule change recommendations

Nancy described proposed changes to Rules & Regulations; sand in road, prohibited vegetation, clarification on guests and improvement procedure for plastic sheds.

- Motion was made by Mike to approve the changes as proposed including agreed language for guests when owner/renter is not present (see Exhibit A); Rick seconded. All in favor/unanimous

#### Lease/Purchase/ARC approvals:

Lease Lot 60 – Nov 1 – May 1, 2020 (lot change from 44)

Lease Lot 64 – Nov 1 – Oct 2020

Lease Lot 29 – renew Dec 1 – Nov 2020

Lease Lot 31 – renew Nov 1 – Oct 2020

ARC – Lot 24 generator

ARC – Lot 57 shed move

- Motion was made by Rick to approve the leases and ARC requests. EJ seconded. All in favor/unanimous

#### New Business:

Pool Furniture – quote for re-strapping 12 chairs & 12 loungers. Purchase 6 new loungers & 2 new umbrellas. Replace Life Ring and hand grips. Rick will coordinate this project. Pool furniture will be gone for 7-10 business days.

- Motion was made by Mike to approve the pool furniture repair and new equipment bid of approx. \$4,000. Rick seconded. All in favor/unanimous

#### Owner Comments:

There was a question regarding the frequency of palm trimming in common areas – Mike B stated quarterly.

It was noted that the outgoing gate was lubricated

There was a question regarding park tables which seem to be missing.

There was a request to send Board meeting agendas sooner. The agenda is typically being worked on until just before sending, however a courtesy “save the date” email can be sent once the Board and Alice have established a meeting date. It was also noted that the Board will determine next meeting date at each meeting and include that date in the minutes.

Next Board meeting is scheduled for November 26, 2019.

#### Adjournment

- Motion was made by EJ to adjourn at 7:38pm. Mike seconded. All in Favor/ unanimous

Respectfully Submitted,  
Nancy Rosengren, Secretary

**EXHIBIT A****Paradise Pines RV Park Rules and Regulations**

The following changes were approved by the PPRVP BOD at regular board meeting on 11/4/19

**Maintenance**

Lot and RV maintenance should be acceptable in appearance in the opinion of the majority of the Directors.

**Individual Lot Appearance and Standards**

Your lot(s) must be kept neat and orderly in appearance, which includes:

Keeping your lawn mowed to a height no greater than 4 inches.

Removing weeds

Trees and plants should be trimmed and dead branches must be removed.

Free of rubbish/debris.

Remove sand from community roadway resulting from pressure washing, paver work or vehicle cleaning

Planting of the following varieties of plants and trees on a Unit are prohibited. Bamboo, pine trees, deciduous trees that mature to a height of 20 feet or more and noxious plants, including Brazilian pepper trees.

All furniture placed outside should be designed for outdoor use and/or built into an enclosure and kept clean and tidy in appearance.

No outdoor storage is allowed unless placed in purpose-designed (such as outdoor kitchen), outdoor containers or enclosures. This includes, but is not limited to, appliances and trash containers.

**Guests**

A guest is defined as someone residing in an owner or renters unit for up to 14 ~~consecutive~~ nights in a calendar year.

Guests that stay more than fourteen nights must complete the application and screening process, including a background check and approval from the board of directors. If an individual wishes to stay longer than 14 nights, they must inform a

Director or the association property manager and may be subject to renter requirements. Immediate family members may visit when the owner/renter is not present. Non-family member guests that stay when owners/renters are not present

must complete the application and screening process for any overnight visit. Guests do not need to be members of AANR

or another nudist organization. Guests must adhere to the Paradise Pines RV Park rules. Owners/renters are

responsible for the behavior of their guest(s). The requirement of a background check may be waived at the discretion of the Board of Directors for medical related circumstances.

**Improvement Procedures**

An "ARCHITECTURAL REVIEW APPLICATION" must be submitted to the association property manager for all Unit improvements with the exception of pavers and fences. The Unit Owner is also responsible to obtain any permits and

approvals as required from Pasco County. The form can be found on the Paradise Pines RV Park member website. The

Board of Directors must approve all applications. Note – Pasco County does not require permit for plastic sheds that are

7'x7' or less, however an "ARCHITECTURAL REVIEW APPLICATION" is still required. Small plastic sheds should be anchored.