

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.
 9300 N. 16th Street, Tampa, FL 33612 (813) 955-4642
 Board of Directors 11/17/21 meeting – approved 11/21/21

President Rick V. called the meeting to order at 3:26pm and requested that all phones be silenced.
 Quorum established. Pres Rick V, Sec Nancy R, Treasurer EJ, David R, At Large, Sal D, At Large and Alice K from Vanguard were present.
 Proof of meeting notice posted in Clubhouse before 3:00 pm on Nov 15, 2021

Reading and Approval of minutes from:

Regular Board meeting 4/22/21 & 10/22/21

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

President's Report - Topics discussed:

- New grout in clubhouse
- AC repair
- Fire hydrants inspected in March – reminder to check personal smoke detectors
- Petanque score board

Treasurer's Report

October Operating income: \$13,635.25	YTD: \$131,216.10
October expenses: \$11,386.32	YTD: \$139,341.21
Reserve Balance: \$197,042.06	Owner Prepaid: \$10,494.82
Total Liabilities & Equity \$297,098.18	
October Laundry Fund: \$290	Total: \$25,193.34

Lease/Purchase/ARC approvals:

Lease Approvals

- | | |
|---|---|
| • Lot 1 – June 2021- June 2022 – Beach | • Lot 50 – Oct 2021 – Sept 2022 – McGibbon/Killip |
| • Lot 79 – July 2021 – April 30, 2022 – Chapman | • Lot 41 - Nov 2021 – April 2022 – Drake/Newport |
| • Lot 31 – July 2021 – June 30, 2022 – Goins | • Lot 29- Dec 2021-Nov 2022 – renewal – Tartaglia |
| • Lot 59 – July 20 – 26, 2021 - Root | • Lot 67 – Nov 2021 – May 2022 – White |
| • Lot 53 – Renewal Sept 2022 – Scheidegger/Lee | • Lot 60 – Oct 2021 – May 2022- Acierno |
| • Lot 6 – September 2021 – May 2022 – DeWalt | • Lot 31 – Dec1, to Nov 30,2022 - Mattison |
| • Lot 26 – Nov 1-30, 2021 - Saunders | |

ARC Approvals

- Lot 20 – Gazebo – Morris
- Lot 73 – Tiki Hut – Sheridan
- Lot 7 & Lot 29 – Gazebo – Charron
- Lot 3 – Shed/Screen room – Raphael/Lucas
- Lot 75 – Gazebo – Wilson
- Lot 54 – Park Model - Donnelly

New RV approval – Lot 29 & Lot 31

Purchase approval

- Lot 1 – Turner
- Lot 2 – Flynn
- Lot 3 – Raphael/Lucas
- Lot 80 – Raphael/Lucas

- Motion was made by Rick V. to approve the Lease, new RV, ARC and Purchases. Nancy R. seconded. All in favor/unanimous.

Old Business:

None

New Business:

Park internet future – Spectrum – Barry S. provided report of Spectrum’s offer for bulk residential service. Details of offer to be emailed to owners by 11/18/21.

- Motion was made by Nancy R. to accept Spectrum Community Stream TV – 5 year contract (Package 3 Internet/Bronze & Platinum TV service/1 converter box per unit). Rick V. seconded. All in favor/unanimous.

GarrisonPro contract – tabled

Roof update – Committee still gathering information. Committee will present findings at a community gathering – Date/time TBD
It was noted that metal roof is a change to common element and will require 75% of owners to approve (61 units) – which involves engaging with Vanguard / legal review / a mailed notice of membership meeting with proposal to all owners and a membership meeting held to vote on the change.

Cameras at the gate – noted that attempts have been made to access gate. Rick V. will investigate a solution to record unauthorized access attempts.

Pool maintenance company search update – still waiting for quotes

Next Meeting Dates

- Budget (reconvene) Sunday November 21, 2021 – 10am
- BOD meeting Tuesday Dec 14, 2021- 3pm

Adjournment:

- Motion was made by Rick V. to adjourn at 5:00 pm. Nancy R. seconded. All in Favor/ unanimous

Respectfully Submitted,
Nancy Rosengren, Secretary