

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

(813) 955-4642

Board of Directors 11/26/2019 meeting - approved

6:30 pm

President Mike B called the meeting to order at 6:30pm

President Mike B requested that all phones be silenced.

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

Proof of meeting first notice posted on Nov 12, 2019 / Revised noticed posted on Nov 24, 2019 before 6:30pm

**Reading and Approval of minutes from:**

Regular Board meeting November 4, 2019 and Budget Meeting November 4, 2019

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

**President's Report**

Rodents – Mike B reported that the Owner of the lot with rodent issues is addressing the problem. EJ obtained two quotes from rodent control companies – both had similar recommendations but were expensive. An Owner has volunteered to manage rodent bait stations in the common areas. The bait stations are similar to what the professionals would use and are pet safe. Maintenance required is checking/adding bait once per month. Also noted that PPRVP has two traps which may be used to catch the suspected armadillo residing near/under the clubhouse.

- Motion was made by Mike B. to purchase 12 rodent bait stations and supply of poison for approximately \$200 and to manage the rodent problem with volunteer help. Nancy R seconded. All in favor/unanimous

**Treasurer's Report – No Change from previous meeting**

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

**Old Business**

New Guest Screening form – Nancy advised that a shorter version of the Screening form used for Renters/Purchasers is needed for Guest since they only need to provide name, address, drivers license and social security information to facilitate a background check – it is two pages VS the original eight page screening form.

- Motion was made by Mike B. to approve the guest screening form. Rick V. seconded. All in favor/unanimous.

**DOC/Bylaw Amendments**

There was no discussion from directors or owners. Board Approval of Proposed Amendments (Exhibit A) to PPRVP Declaration of Condominium and Bylaws as follows:

- Motion was made by Mike B. to approve the amendment to DOC 2. DEFINITIONS -2.17 Recreational Vehicles. Rick V. seconded. All in favor/unanimous.

- Motion was made by Nancy R. to approve the amendment to DOC 7. MAINTENANCE. ALTERATION AND IMPROVEMENT -7.2 Improvements within the Unit and 12. USE RESTRICTIONS – 12.1 Units. Rick V. seconded. All in favor/unanimous.
- Motion was made by Mike B. to approve the amendment to DOC 12. USE RESTRICTIONS –12.12 Use of Property. Nancy R. seconded. All in favor/unanimous.
- Motion was made by Mike B. to approve the amendment to DOC 12. USE RESTRICTIONS –12.16 Guests. Nancy R. seconded. All in favor/unanimous.
- Motion was made by Rick V. to approve the amendment to DOC 15. COMPLIANCE AND DEFAULT -15.4 Individual Unit Charge. Mike B. seconded. All in favor/unanimous.
- Motion was made by Nancy R. to approve the amendment to Bylaws 2. MEMBERS' MEETINGS -2.3 Notice of all members' meeting; 2.5 Voting (c) Online voting. Mike B. seconded. All in favor/unanimous

Mike indicated that in addition to Board approval of the amendments, Owners must also approve the amendments in order to adopt them into the DOC and Bylaws. The first mailing to Owners is scheduled for December 13<sup>th</sup>. The mailing will include two Notices for Owner Meetings – January 21, 2020 Amendment Meeting and February 11, 2020 Annual Member Meeting. Also included will be information on the proposed amendment and a Limited Proxy to be used for voting on the amendments.

Pool Furniture – Rick V provided an update on repair and purchase of new pool furniture – half of the furniture is currently with the repair company. Upon completion they will be returned, and the second half taken out for repair. New items will be delivered with repaired chairs.

**Lease/Purchase/ARC approvals:**

Lot 5 – ARC -TIKI Hut, Lot 43 – new RV, Lot 12 – new park model

- Motion was made by Mike B. to approve the ARC for Lot 5 TIKI hut. Rick V. seconded. All in favor/unanimous.
- Motion was made by Mike B. to approve new RVs for Lots 12 and 43. Bob L. seconded. All in favor/unanimous.

**New Business: None**

**Owner Comments: None**

Next Board meeting is scheduled for Wednesday, December 18, 2019 at 6:30pm.

Membership Meeting to Approve DOC & Bylaw Amendments date set for January 21, 2020

Annual Membership Meeting date set for February 11, 2020

**Adjournment**

- Motion was made by Bob L. to adjourn at 7:10pm. Rick V. seconded. All in Favor/ unanimous

Respectfully Submitted,  
Nancy Rosengren, Secretary

**EXHIBIT A****DECLARATION OF CONDOMINIUM AMENDMENTS****2. DEFINITIONS**

2.17 Recreational Vehicle(RV) means a travel trailer, motor home, ~~pickup coach/truck camper,~~ camping trailer, ~~or~~ park trailer, destination trailer or park model as defined by the Pasco County Code. The term does not include a truck camper, tent trailer, boat, boat trailer or noncommercial utility trailer.

**7. MAINTENANCE. ALTERATION AND IMPROVEMENT**

7.2 Improvements within the Unit may contain a Recreational Vehicles(RV) as that term is defined in this Declaration of Condominium together with ancillary improvements permitted by Pasco County codes. Provided, however in the event of a sale of a Unit together with an RV, that park trailer and the park trailer is more than fifteen (15) years old, then such park trailerRV must be ~~removed from the Unit deemed in acceptable condition by a majority of the Board of Directors. In addition, all improvements must be in acceptable condition at the time of the Unit sale. and be replaced by a park trailer that is not older than five (5) years as of the date of its installation.~~The Unit Owner shall at all times maintain the Unit and all of its improvements located within the Unit, and landscaping in a neat, clean and presentable condition. In the event the Unit Owner fails or refuses to maintain the Unit, improvements located within the Unit and its landscaping in such a manner, then the Association, after thirty (30) days written notice to the Unit Owner of the violation, may fine the owner of the Unit in accordance with the bylaws. Sheds, carports and other free-standing type enclosures, ~~shall require the approval of the Board of Directors and shall meet the codes of Pasco County, Florida. are permitted provided they are~~ Sheds and enclosures must be maintained in a clean and aesthetic manner, ~~and placed in accordance with the codes of Pasco County. Any other enclosure or free standing type enclosures shall require the approval of the Board of Directors and shall otherwise meet the codes of Pasco County, Florida.~~

**12. USE RESTRICTIONS**

The use of the Condominium Property shall be in accordance with the following provisions as long as the Condominium exists upon the land:

12.1 Units. This is a Recreational Vehicle Condominium, and therefore, each of the Units shall be occupied only with dwelling units that are Recreational Vehicles as defined by this Declaration of Condominium and occupied by no more than six (6) persons at any one time. No Unit may be divided or subdivided into a smaller Unit. Improvements within the Unit may contain only Recreational Vehicles as defined in this Declaration of Condominium, together with ancillary improvements permitted by Pasco County codes. Provided, however in the event of a sale of a Unit together with an RV, the park trailer and the park trailer is more than fifteen (15) years old, then such park trailer must be ~~removed from the Unit and be replaced by a park trailer that is not older than five (5) years as of the date of its installation~~ that RV must be deemed in acceptable condition by a majority of the Board of Directors. In addition, all improvements must be in acceptable condition at the time of the Unit sale.

12.12 Use of Property. ~~No articles shall be hung or shaken from the doors, porches or in the yards or other open areas in the Unit.~~ Porches or yards or other open areas in the Unit are not to be used for storage. All storage must be in an enclosed building.

12.16 GUESTS: Guests (of Unit Owners or of approved tenants) are allowed to stay up to fourteen nights in a calendar year without official approval. Guests that stay more than fourteen nights in a calendar year must complete the application and screening process, including a background check and approval from the board

of directors. All of the provisions of this Declaration, the Bylaws, and Rules and Regulations of the Association pertaining to use and occupancy shall be applicable and enforceable against any guest or person occupying a unit to the same extent as against a Unit Owner. A covenant shall exist upon the part of each such tenant, guest, or occupant to abide by the rules and regulations of the Association, the terms and provisions of the Declaration of Condominium and enforceable against any guest or person occupying a unit to the same extent as against a unit owner.

## 15. COMPLIANCE AND DEFAULT

Each Unit Owner shall be governed by and shall comply with the terms of the Declaration of Condominium, Articles of Incorporation and Bylaws and the Rules and Regulations adopted pursuant to those documents, as they may be amended from time to time. Failure of a Unit Owner to comply with such documents and regulations shall entitle the Association or other Unit Owners to the following relief in addition to the remedies provided by the Condominium Act:

15.4 INDIVIDUAL UNIT CHARGE: In addition to regular and special assessments, the Association may levy a charge against the Unit for failure to fulfill any of the Owner's obligations under the documents governing the Association and for the costs related to enforcement of the provisions of the Association's governing documents. Any Individual unit charge, together with late fees and interest at the highest rate allowed by law, and the costs of collection thereof, including, but not limited to reasonable attorney's fees, shall be an assessment against the Unit and shall be a continuing lien upon said Unit, such Lien relating back to the date of recording of this amendment to the Declaration. Each Individual Unit Charge, together with interest, late fees, costs and reasonable attorneys' fees, shall also be the personal obligation of the person or entity who was the Owner of record of the unit on the date the charge became due and payable.

## BYLAW AMENDMENTS

### 2. MEMBERS' MEETINGS

2.3 Notice of all members' meetings with an agenda stating the time and place and the object for which the meeting is called shall be given by the President or Secretary. Such notice shall be in writing (unless waived by the Unit Owner in writing) to each member at his address as it is on the books of the Association and shall be given not less than fourteen (14) continuous days prior to the date of the meeting. Electronic delivery of notice may be allowed with consent of the Unit Owner. An Officer of the Association shall provide an Affidavit, to be included in the official records of the Association, affirming that a Notice of the Association meeting was mailed or hand delivered, in accordance with this provision, to each unit owner at the addresses last furnished to the Association. Notice of a meeting may be waived in writing before or after the meeting. If it is an annual meeting, the Notice shall also be posted in a conspicuous place on the condominium property at least 14 continuous days in advance of the meeting and if not an annual meeting, 48 continuous hours in advance of the meeting, except in emergency. Notice of any meeting in which assessments against unit owners are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of such assessments.

#### 2.5 Voting.

(c) The Association may authorize online voting in accordance with the requirements of Section 718.128, Fla. Stat. Online voting procedures will include notice to the Unit Owners of the opportunity to vote electronically, procedures for Unit Owners to consent to electronic voting, and procedures for a Unit Owner to opt out of electronic voting. If an Owner consents to online voting, the consent is valid until the Owner opts out.