

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

9300 N. 16th Street
Tampa, FL 33612
(813) 930-8036 (ext 311)

Board of Directors 11/29/2018 Meeting – approved 12/17/18

President Mike B called the meeting to order at 7:00pm

President Mike B requested that all phones be silenced and noted meeting being recorded

Quorum established. President Mike B, Secretary EJC, At Large Bob L, VP Steve, Alice K from Vanguard.

Proof of meeting notice posted on 11/27/18 at 11:30 am

Approval of minutes from 2017 Budget meeting, 2018 Budget meeting (10/07/2018) and Regular Board meeting (10/07/2018).

- Motion was made by Bob L. to approve minutes. EJC seconded. All in favor/unanimous.

No Treasurer's Report

President's Report Board Position Opening - Mike B noted that Georgie R resigned from the Board subsequent to the sale of their lot.

- Motion was made by Mike B to appoint Nancy Rosengren to the Board. Bob L seconded. All in favor/unanimous. Nancy R accepted.

Mike B noted that officer positions should be re-assigned.

- Motion was made by Mike B to appoint Bob L as Treasurer, Nancy R as Secretary and EJC as Member at Large. Steve C seconded. All in favor/unanimous.

Approval for Lot purchases: Lot 29 & Lot 37

- Motion was made by Bob L to approve the purchases for Lots 29 and 37. Steve C seconded. Mike B, EJC, Bob L, Steve C voted in favor. Nancy R abstained.

Approval for Lot rentals:

Lot 26 (11-12-2018 to 04/30/2019) Move from lot 14 Lot 29 Move from lot 37 to lot 29
Lot 44 (12/01/2018 to 05/31/2019) New tenant Lot 50 (12/01/2018 to 05/31/2019) New tenant
Lot 67 (11/01/2018 to 11/01/2019) Move from lot 58 Lot 73 (03/01/2019 to 04/06/2019) New tenant

- Motion was made by Bob L to approve the rentals for Lots 26, 29, 44, 50, 67 and 73. Mike B seconded. Mike B, EJC, Bob L, Steve C voted in favor. Nancy R abstained.

ARC Approval:

Lot 26 (10 X 20 Shed) Lot 28 (12 X 30 Shed)
Lot 43 (10 X 10 Shed) Lot 58 (10 x 20 Shed) Lot 81 New 2019 Destination RV

- Motion was made by Mike B to approve the ARC requests for Lots 26, 28, 43, 58 and 81 subject to final approval from Pasco County and a copy of Pasco approval provided to Vanguard. Bob L seconded. Mike B, EJC, Bob L, Steve C voted in favor. Nancy R abstained.

Old Business:

Recycling – Discussion regarding how recycling is working and suggestions for improvement.

- Motion was made by Bob L to approve new signage and purchase of a can crusher. Mike B seconded. All in favor/unanimous.

Clubhouse Painting of interior – Volunteer Committee provide numerous suggested samples and requested owners/renters to “vote” on their preferred color scheme. It was determined that not everyone had the opportunity to make their choice. Voting period is extended and decision on color scheme tabled until next Board meeting.

Curtains for pavilion – Discussion regarding the possible purchase of mosquito control screen material for the pavilion. Board requested additional information. Tabled until next Board meeting.

New Business:

Nudist Affiliation- Membership in a nudist organization is a legal requirement for all owners and renters as noted in our Declaration of Condominium. It was noted that there has been a lapse in tracking since earlier this year. It was suggested to transition this tracking to the management company. Further research on the cost and/or the possibility of an owner volunteer to perform this tracking. Tabled until next Board meeting.

Social Nudism – Discussion regarding the requirement (per Declaration of Condominium) to practice social nudism. New screening procedures need to be developed to help ensure that prospective tenants/owners practice social nudism. Tabled for future discussions.

Retention Pond – Mike B noted that SWFWMD Engineer representative has mandated that clean-up needs to be completed prior to the next inspection in 2021. In an effort to better control mosquitoes, it was suggested that this task be done sooner.

- Motion was made by Mike B to request SWFWMD (Southwest Florida Water Management District) to come and provide a recommendation. Bob L seconded. All in favor/unanimous.

Adjournment

- Motion was made by Bob L to adjourn at 7:59 pm. Steve C. seconded. All in Favor/ unanimous.

Respectfully Submitted,
Nancy Rosengren, Secretary