

**PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.**  
10500 University Center Dr.--Suite 190, Tampa, FL 33612 (813) 955-4642  
Board of Directors 11/29/23 meeting -- approved

President Rick Vickers called the meeting to order at 10:00am 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 before 10:00am on Monday November 27, 2023

**Reading and Approval of minutes from:**

- BOD meeting 10/30/23 & Budget Meeting 10/30/23
- Motion was made by Rick V. to waive the reading and approve the Board of Directors meeting minutes. Sal D. seconded. All in favor/unanimous
- Motion was made by Rick V. to waive the reading and approve the 2024 Budget meeting minutes. David R. seconded. All in favor/unanimous

**President's Report**

- New lawn service made the first pick-up of yard waste at a much lower cost than our previous provider.
- An additional recycling pick-up was added – there are now two per week.

**Treasurers Report**

- There was a total of \$5140 unscheduled expenses (\$2940 in Oct and \$2200 in Sept) incorrectly applied against the Operating budget. These expenses should be applied against Pooled Reserve account. Kiara Lee will have the Vanguard report corrected.
- \$1860 in legal fees will be recovered.
- Water bill has normalized.
- Insurance cost over budget but expected.
- Laundry quarters to be collected on Friday Dec 1<sup>st</sup>

**Lease/Purchase/ARC approvals:**

- Lease – Lot 41 – Morris – Nov 15 2023 thru Jan 2024
- Lease – Lot 29 – Tartaglia – renewal – Dec 1, 2023 thru Nov 30, 2024
- Motion was made by Rick V. to approve the Leases. David R. seconded. All in favor/unanimous.

**Old Business:**

- Gate Update – Reboot recently required and noted that several days of access detail were lost. Down payment on new equipment has been paid to the vendor. Kiara Lee will follow up with vendor to get installation scheduled.

**New Business:**

- Motion was made by Rick V. to approve Bashor & Legendre, LLP Certified Public Accountants. Brad M. seconded. All in favor/unanimous.
- New trash bins for yard waste will be purchased. Bins should be used for small loose debris, not bagged yard waste – put bags on ground.
- Signage at entrance to be reviewed – with objective to reduce/prevent wrong way turns.

**Next Meeting Date** - BOD - Wednesday December 20, 2023 – 10:00am  
Annual Members Meeting – February 5, 2024

- Motion was made by Rick V. to adjourn at 10:25am. Nancy R. seconded. All in Favor/ unanimous

Respectfully Submitted,  
Nancy Rosengren, Secretary