

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.9300 N. 16th Street, Tampa, FL 33612

(813) 955-4642

Board of Directors 12/1/20 meeting – approved 1/12/21

Vice President Rick V. called the meeting to order at 4:07pm

Vice President Rick V. requested that all phones be silenced.

Quorum established. VP Rick V, Secretary Nancy R, Treasurer Harvey P, EJ C, At Large and Alice K from Vanguard were present

Proof of meeting notice posted in Clubhouse by 4:00pm November 29, 2020

Reading and Approval of minutes from:

Regular Board meeting 10/11/20

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

President's Report - Topics discussed:

Rodent control; Volunteering; Garbage/recycling; Repair to grass from garbage truck; Clubhouse eaves & perimeter fence cleaning; Pavilion shade; Lawn maintenance – tree & brush trimming / request mower guards

Treasurer's Report - As of 10/31/20

Operating income:	\$136,828.42	Total expenses:	\$ 114,627.90
Reserve balance:	\$ 158,433.09	Owner prepaid dues:	\$10,257.82

Lease/Purchase/ARC approvals:

Lease – Lot 8 Dec 14 thru April 3, 2021 Lease – Lot 25 Dec 1, 2020 thru March 31, 2021
 Lease – Lot 79 Nov 6, 2020 thru April 5, 2021 Lease – Lot 44 Jan 1 thru May 2, 2021
 Lease – Lot 4 Dec 1, 2020 thru Feb 28, 2021 Lease – Lot 64 Nov 30, 2020 thru May 31, 2021
 Sale – Lot 71 – Knapp / Sale – Lot 52- Peterson / Sale – Lot 35- McDonald / Sale – Lot 51 - Perry
 ARC – Lot 51 park model / ARC – Lot 58 screen room / ARC – Lot 75 shed / Guest Approvals – Lot 61

- Motion was made by Rick V. to approve the ARC, Leases, Guest and Sales. Nancy R. seconded. All in favor/unanimous.

Old Business:

- 1) Discussion on a handicap lift for the pool. Harvey P. and Peggy (Lot 58) volunteered to work on this project
- 2) PPRVP website hosting. Sal D. volunteered to find/recommend a new service and coordinate the transition.

New Business:

Appoint replacement director for open position

- Motion was made by Nancy R. to appoint Sal Durante of LOT 37 as director at large and Vice President Rick V will assume the role of acting President. Harvey P. seconded. All in favor/unanimous.

Gate repair/upgrade

- Motion was made by Rick V. to approve the bid from RSSC for gate repair and upgrade. EJ C. seconded. All in favor/unanimous

Fire Hydrant/Backflow inspection

- Motion was made by Rick V to approve the bid from Critical Systems to service hydrants and back flows. Nancy R. seconded. All in favor/unanimous

Grout Busters proposal

- Motion was made by Rick V table discussion until April 2021. Nancy R. seconded. All in favor/unanimous

Community shed roof – Rick V. and Harvey P. will assess and determine cost effective solution – repair roof vs replace shed.

Frost preparation – EJ C. has organized a group of volunteers that will cover our common area plants in event of below freeze temperatures. Mulch will be done by landscaping service in early January.

Adjournment:

- Motion was made by Rick V. to adjourn at 4:46 pm. Nancy R. seconded. All in Favor/ unanimous

Respectfully Submitted,
Nancy Rosengren, Secretary