

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.
10500 University Center Dr.--Suite 190, Tampa, FL 33612 (813) 955-4642
Board of Directors 12/20/23 meeting -- final

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 December 18, 2023

Reading and Approval of minutes from:

- BOD meeting 11/29/23
- Motion was made by Rick V. to waive the reading and approve the Board of Directors meeting minutes. David R. seconded. All in favor/unanimous

President's Report

- Gate update – vendor has ordered parts, not all have arrived. They will schedule the gate upgrade when all parts are obtained. Rick V. noted that he and Barry still need to run power to the front as well.
- Rick V. noted that a hearing (Pasco County) is scheduled for Dec 21st to recover legal fees incurred by PPRVP.

Treasurers Report

- An item for \$8,613.47 listed as "Security" -- currently reflected as a Utility Expense -- this should come out of the Reserve Pool
- Items identified last month - a total of \$5140 unscheduled expenses (\$2940 in Oct and \$2200 in Sept) incorrectly applied against the Operating budget. These expenses should be applied to the Pooled Reserve account. Kiara Lee advised that Vanguard will apply these expenses to the Pooled Reserve account as of yearend.
- Good news - Water cost and consumption down
- Reserve Study – initial analysis indicates our existing balances are in good shape. An updated version is coming that will include tree replacement.
- It looks like we will end the year over budget by \$9000, mostly repairs, insurance increases, underestimating Spectrum bill, and legal fees, less savings on water bill. We have past years surpluses to cover it. Approximately \$3000 is recoverable legal fees and also \$750 for "reserve study" was spent this year and is on next year's budget.
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Lease/Purchase/ARC approvals:

- Guests Approval – Lots 34 & 46 – Berntsen/Mackay – mid-January to mid-February 2024
- Motion was made by Rick V. to approve the Guests . Sal D. seconded. Four votes in Favor. Nancy Rosengren abstained. Motion passed.
- ARC Approval – Lot 77 – Tiki hut
- Motion was made by Rick V. to approve the ARC. Nancy R. seconded. All in Favor/ unanimous

Old Business:

New Business:

- First Notice of Annual Membership and Amendment Meeting mailed first week of December. There will be a "Town Hall" meeting immediately following the January 22, 2024 Board Meeting for the purpose of answering questions, encouraging voting, help with voting form completion and turning in voting documents(optional).
- Owner requested that the board review and consider speed bumps – will be addressed at next board meeting

Next Meeting Date - BOD – January 22, 2024 – 10:00am
Town Hall meeting to follow
Annual Members Meeting – February 5, 2024

- Motion was made by Rick V. to adjourn at 10:37am. Brad M. seconded. All in Favor/ unanimous

Respectfully Submitted,
Nancy Rosengren, Secretary