

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.
 10500 University Center Dr.--Suite 190, Tampa, FL 33612 (813) 955-4642
 Board of Directors 12/29/22 meeting -- approved

President Rick V. called the meeting to order at 10:10 am and requested that all phones be silenced.
 Quorum established. Pres Rick V, Sec Nancy R, Vice President Sal D, Treasurer Brad McDonald, David R, At Large were present.
 Proof of meeting notice posted in Clubhouse before 10:00am on Saturday December 24, 2022

Reading and Approval of minutes from:

BOD meeting 12/2/22

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

President's Report

- The source of excess water use this fall was identified (sprinkler unintentionally left on)
- The AANR affiliation and membership renewal procedures are being investigated – details to be provided early next year.
- The ARC for expanded living space on Lot 22 was denied by the board in February of this year. In November, the owner obtained a permit from Pasco county. The board is working with our attorney and the county to prevent the building as proposed.
- Two diseased palms were recently removed. Continue to watch other palms, both common area and private lots, for signs of distress. We may contact Pasco Ag Extension to see if they will do an assessment.

Treasurers Report

- November financials look good – profit of \$4,355.51
- Money from separate Laundry money account has been moved into our Operation account
- \$2300 for tree removal not budgeted, but covered by overage
- Bank account for Reserve dollars earning 1% interest – will investigate possible better rate
- Suggestion for obtaining a Token/quarter machine for the laundry – Brad will research

Lease/Purchase/ARC approvals:

ARC – Tiki Hut– Lot 6
 ARC – Park Model – Lot 80
 ARC – Park Model – Lot 45

- Motion was made by Brad M. to approve the ARC for Lot 80. Nancy R. seconded. Four in favor/ one abstain. Motion passed.
- Motion was made by Rick V. to approve the ARCs for Lot 6 and 45. Nancy R. seconded. All in favor/unanimous

Old Business:

- New gate technology has been ordered – waiting for scheduling. More details will be provided once an installation date is established

New Business: none

Owner Comments

- Barry S. provided an update on Networking/Spectrum

Next Meeting Date – BOD Thursday January 26, 2023 at 10:00 am & Annual Membership Meeting on Monday March 6, 2023 at 10:00am

- Motion was made by Rick V. to adjourn at 10:51am. Brad M. seconded. All in Favor/ unanimous

Respectfully Submitted,
 Nancy Rosengren, Secretary