

**PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.**

9300 N. 16<sup>th</sup> Street

Tampa, FL 33612

(813) 930-8036 (ext 311)

**Board of Directors meeting 01/10/2017 – approved minutes**

**Call to order** 11:00 am by President Paul C, meeting will be recorded and please silence all phones and all are welcome to attend but only owners may participate in meeting

**Present:** All directors present, plus Dee from Vanguard

**Proof of meeting** notice posted 01/04/2017 at 11:00 am

**Minutes read and approved as follows:**

Motion Steve C to approve minutes from 12/13/2016 BOD organizational meeting as presented and read, 2<sup>nd</sup> Jason G, all in favor/none opposed/motion carried. Motion Sheila P to approve minutes from 12/13/2016 BOD meeting as presented and read, 2<sup>nd</sup> Steve C, all in favor/none opposed/motion carried. Motion Jason G to approve minutes from 12/28/2016 BOD special meeting as presented and read, 2<sup>nd</sup> Sheila, all in favor/none opposed/motion carried.

**Special reports of Board members and other board sanctioned committees:**

President Paul C reported:

Bulletin board behind glass cleaned up and organized, with some regulations and rules updated and re-posted.

Discussion on need to update website and YouTube video on website, will ask Georgie and Dennis for assistance.

In December, 46 violations were reported by Vanguard and 39 were corrected by January 10, 2017. Owners are asked to be mindful of hurricane projectiles being left behind when they leave for the season and BOD will discuss at April meeting.

Some leases on file contain incorrect information, working on.

Maintenance projects undertaken by Jose are underway. Still awaiting bid from landscaper for shrub removal and replace at gate entrances.

Committee Liaison Sheila turned over Planning committee discussion to Ray S and Legal Documents discussion to Nancy R:

Ray reports discussions of natural gas fire pit with patio seating area or benches; security cameras; gate use; sign for front entrance to read "deed restricted private RV condominium association" to deter overnight or the curious.

Ray and Sheila report sales and rental volunteer committee will limit activities and eventually dissolve. Recommend keep listings on website, but encourage calls to owners for sales or rentals. Georgie would like to host one last open house to officially close out committee.

Nancy reports organizing various sources of rules into one document for BOD review and adoption. Meeting with BOD and committee to work on this tentatively set for 01/18/2017 at 10:30 am, secretary will post. Barry working on scrivener's errors.

#### **Unfinished business for BOD**

Motion made by Kathy W to have Vanguard Management send violation letters to owners and renters for noncompliance of Declarations 12.14 (nudism), requiring current nudist organization membership, with list to be managed by Secretary Kathy and submitted to Vanguard by 02/07/2017, 2<sup>nd</sup> Sheila, all in favor/none opposed/motion carried.

An owner spoke on not liking violations letters, received multiple. Solution to multiple letters is being sought, but no violations would stop letters in their entirety.

Motion made by Kathy W to appoint Ray S chairperson of Planning Committee. 2<sup>nd</sup> Steve C, all in favor/none opposed/motion carried.

Legal document committee to work on background check requirement language for repeat renters.

Secretary to send Dee list of committee members and their chairs.

#### **New business**

Some discussion on possible tree needing removal and streetlight at our intersection on new electric pole.

Meeting moved to pool for discussion on relocating shower area.

6' vinyl fence on two sides; 9x12 paver area; 2 shower heads; Paul to ask Jose about extra gravel depth and French drains for water runoff; pool temp to be bumped to 88 degrees.

There being no further business before the Board, at 12:30 motion made by Jason G to adjourn, 2<sup>nd</sup> Steve C, all in favor/none opposed/motion carried.

Respectfully submitted,

Kathryn Weeks