

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

9300 N. 16th Street

Tampa, FL 33612

(813) 930-8036 (ext 311)

Board of Directors meeting 01/27/2017 – approved minutes

Call to order 10:30 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

Proof of meeting notice posted 01/25/2017 by 10:30 am

Minutes read and approved as follows:

Motion Sheila P to approve minutes from 01/10/2017 BOD meeting as presented and read, 2nd Steve C, all in favor/none opposed/motion carried. Motion Steve C to approve minutes from 01/18/2017 BOD special meeting with (1) typo corrected and read, 2nd Jason G, all in favor/none opposed/motion carried.

Special reports of Board members and other board sanctioned committees:

President Paul C:

Fines for violation language presented from FS 718.303, line 3, for adoption by the directors. Some discussion on the process and the requirements from our legal documents. Summer accommodations may need to be considered by Vanguard, with an assist from Paul C. Tim on lot #65 volunteered to help if owner absent. Reminder that fines are not for punishment, but to generate compliance.

Discussion with Bob L. on the gate codes and clickers. No change recommended at this time, as only one incident of an owner using a code instead of clicker.

Discussion with Dennis R on wifi needs versus possible tree removal. Al S volunteered to remove the trees when returns to park in February. Sheila P made a motion to remove the trees, 2nd Steve C, all in favor/none opposed/motion carried. Replacement person for Dennis on equipment issues and going forward is Ryan at A+ Cable, with a \$50 service call PLUS \$80/hour.

Committee Liaison Sheila:

Discussion of how best to utilize existing funds in sales/rental. No open house and Georgie will contact Kristine, from Young Naturists of America to get started on web site and links and promotions. BOD to budget for Kristine services as web master in 2018 to replace Dennis and Georgie.

Unfinished business for BOD

Legal documents review committee presented final version of reworked rules and regulations, copy on file with Vanguard. Kathy W made a motion to rescind all previous versions of rules and regulations on web, on bulletin board, etc. 2nd Sheila P, all in favor/none opposed/motion carried. Kathy W made a motion to adopt final version of rules and regulations, with (1) scrivener's error corrected. 2nd Steve C, all in favor/none opposed/motion carried.

Discussion on fire hydrant flush, need a Florida certified and licensed contractor. Jason G to find contractors and get bids.

Discussion on leases, Paul and Kathy to meet with Alice from Vanguard & discuss.

Discussion of Vanguard improper letters, Paul and Kathy to meet with Alice from Vanguard & discuss.

New business

Discussion of commercial flag, pole, etc. for common area. Steve C to go through planning committee to draft plans and present for budgeting needs and owner 75% vote.

Review of ARC request for lot #78. Kathy W made a motion to approve vinyl shed, provided hurricane tie downs are installed. 2nd Sheila P, all in favor/none opposed/motion carried.

Secretary requested that agenda items added by a director be labeled as to from whom and directors are encouraged to bring solutions to add to discussion.

Kathy W made a motion to adjourn at 12:30 pm. 2nd Sheila P, all in favor/none opposed/adjourned.

Respectfully submitted,

Kathryn Weeks, Secretary