

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

9300 N. 16th Street

Tampa, FL 33612

(813) 930-8036 (ext 311)

Board of Directors meeting 02/18/2017 - approved minutes

Call to order 9:30 am by President Paul C, meeting will be recorded and please silence all phones

Present: All (5) directors present

Proof of meeting notice posted 02/16/2017 by 9:30 am

Minutes read and approved as follows:

Motion Jason G to approve minutes from 02/07/2017 BOD meeting as presented and read, 2nd Georgie R, all in favor/none opposed/motion carried. Motion Steve C to approve minutes from 02/10/2017 BOD special meeting as presented and read, 2nd Georgie R, all in favor/none opposed/motion carried.

Special reports of directors and other board sanctioned committees

Paint colors discussed, with attorney opinion presented as to maintenance to help protect and preserve common elements. Colors suggested are very close to current color scheme. \$172/year for 10 years has been put into reserves for painting. Discussion on vinyl versus aluminum and condition of trim. Motion Steve C to paint columns, doors and trim for now and to get bids for vinyl replacement of soffits and fascia. 2nd Georgie R, all in favor/none opposed/motion carried. Material change vote suggested for shutters.

New parking rules proposal read and discussed. Copy on file. Motion Kathy W to replace current rules on vehicles and parking with the proposal submitted and reviewed by our attorney. 2nd Jason G, all in favor/none opposed/motion carried.

(3) options from our attorney via email presented, to address budget questions. Discussion.

1. all ok, add any year end dollars from items needing change to common elements vote to common surplus
2. written legal opinion on subject can be sought and submitted at cost of \$705.00
3. hold new budget meeting and re-budget, cost of about \$200.00

Motion Kathy W to leave budget as stands, option #1. 2nd Georgie, with Jason G, Steve C, Kathy W and Georgie R voting in favor/Paul C opposed/motion carried 4-1 vote.

Lighting contract with Duke Energy discussed. 10-year contract is up 6/28/2017. Change to LED saving approximately \$100/month, only 10 year contracts offered per Florida tariff, Pasco Co regs and other options discussed. Decision to leave contract renewal in the hands of Jacqueline N and Paul C.

Tree removal and landscaping bid discussed. No further tree removal. Copy on file of landscaping needs at entrance and exit gates.

Oil slick created discussed. Renter on lot #1 present and said he will find a contractor to address.

Treasurer Georgie R asked for director vote on proposed drone video shoot for 2/23/2017. Motion Kathy W to approve shoot, with all expenses being paid by sales & rental committee. 2nd Jason G, all in favor/none opposed/motion carried.

Bids presented on washer & dryer replacements. Copies on file. Discussion. Motion Kathy W to accept bid for (4) new Speed Queen washers, with stainless steel tubs, and (4) new Speed Queen dryers. Bid includes delivery, install and haul away. 2nd Steve C, all in favor/none opposed/motion carried.

Jason G announced March 1st fire hydrant flush, secretary to email and post notice. Code is annual and Jason G to ask company about proper color of hydrants.

Unfinished Business

Steve C to get with Vanguard for list of renters in park

Jason G and Steve C to secure bids from Family Fence for fencing repair/replace around water mains and exit gate.

New Business

Fining committee members presented for official adoption. Sue Ann W, Tim H, Sheila P, Frank D, John G. Discussion. Motion Kathy W to accept the committee as presented. 2nd Steve C, all in favor/none opposed/motion carried. Motion Jason G to appoint Sheila P as chair of fining committee. 2nd Steve C, all in favor/none opposed/motion carried.

There being no further new business before the directors, motion Steve C to adjourn at 11:45 am. 2nd Paul C, all in favor/none opposed/motion carried.

Respectfully submitted,

Kathryn Weeks, Secretary