

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

9300 N. 16th Street

Tampa, FL 33612

(813) 930-8036 (ext 311)

Board of Directors meeting 03/14/2017 - approved minutes

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

Present: Paul C, Steve C, Kathy W and Georgie R via phone. Jason G unavailable

Proof of meeting notice posted 03/12/2017 by 9:30 am

Minutes read and approved as follows:

Motion Steve C to approve minutes from 02/27/2017 BOD meeting as presented and read, 2nd Georgie R, all in favor/none opposed/motion carried.

Special reports of directors and other board sanctioned committees

Discussion on parking in old bus stop area, by petanque court. Motion Steve C to approve ordering a sign reading compacts, motorcycles and golf cart parking only. 2nd Georgie R, all in favor/none opposed/motion carried unanimously.

Discussion on scrivener errors in legal documents. Secretary will email proposed corrections to owners and move discussion & possible adoption to April regular director's meeting.

Discussion on "corrective certificate of amendment to declaration..." that was drafted by our attorney to correct improper numbering of legal document's amendments already on file. Motion Kathy W to adopt certificate and correct numbering on file with Pasco County. 2nd Georgie R, all in favor/none opposed/motion carried unanimously. President and Secretary to sign in front of notary and send back to attorney for filing. Copy on file.

Discussion on 25 cent increase in washer and dryer prices. Motion Georgie R to approve increase. 2nd Kathy W, with Paul C, Georgie R and Kathy W voting yes; Steve C voting no, motion carried 3-1.

Discussion on new shower area, now complete with soap for showering prior to entering pool. Shower area not intended for normal, daily hygiene. Secretary to email information to the owners and renters.

Discussion on process for directors to approve all leases and sales, as legal documents require. No email voting is allowed per Florida statute 718. When no quorum of directors is available off season, conference call procedure will be established to facilitate timely processing, with 48-hour legal notice posting in clubhouse, of how to participate, etc.

Discussion on findings of (3) roofing contractors for clubhouse roof. \$2,000 in repairs possible right now, but no visible leaks. 15 years is all the longer shingled roofs last in Florida, per contractors. All (3) recommended full roof replacement in 2-3 years. Copies on file.

Unfinished business

Drone video link provided by Georgie R.

All but (2) of all the owners and renters in park have their current nudist affiliation renewal on file with Secretary and Vanguard. Secretary will attempt one last contact before turning over delinquent owners to Vanguard for letter of violation.

New Business

Discussion on ARC request for lot #39. Copy on file. Motion Kathy W to approve the 10x11 tiki. 2nd Georgie R, all in favor/none opposed/motion carried unanimously.

Bob Lindsey presented a recall petition for Paul and Kathy.

Kathy W reminded all of pool party on April 2nd, with all owners, renters and their guests invited, just need to RSVP to Kathy or sunluvin biker group.

At 10:40 am, there being no further new business before the directors, motion by Georgie R to adjourn. 2nd Steve C, all in favor/none opposed/motion carried unanimously.

Respectfully submitted,

Kathryn Weeks, Secretary

Roofing contractor information:

Solar Roof, 7371 Rowlett Park Dr, Tampa, FL 33610, 813-999-4918

Yowell Roofing, Johnnie, 813-949-4561

Suncoast Roofers, Bruce D. Rubin, 16421 Hanna Rd, Lutz, FL 33549, 813-996-4777