

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

9300 N. 16th Street

Tampa, FL 33612

(813) 930-8036 (ext 311)

Board of Directors special meeting 04/19/2017 - draft minutes

Call to order: On Wednesday April 19, 2017 at 1:33 pm by the Attorney of record for the Paradise Pines RV Park Association, David J. Lopez, Attorney and Counselor at Law for James R. De Furio, P.A. Community and Association Lawyers.

Present: Paul Cook, Sheila Pieper and Steve Coccetti in person. Georgie Rhein and Jason Gear by cell phones. Quorum established.

Proof of meeting notice posted 04/17/2017 by 1:30 pm attested to by Alice Kuhn, LCAM from Vanguard Management Group.

Attorney Lopez stated the purpose of the Special Board of Directors meeting was to consider recall of Director Paul Cook and only Paul Cook, as Director Kathy Weeks had resigned subsequent to receiving notice of recall ballots delivered.

Under FL statute 718, when an association is served with a majority of voting interests for recall, the association has 5 business days to determine certification. 41 ballots were received out of 81 lots owned and 40.50 is half. Let the record show today's meeting was called on the 4th business day to determine certification of the 41 ballots received.

All ballots were then sent to the attorney of record for the association and at this point the ballots become public. The attorney of record, David Lopez represents the corporate entity known as Paradise Pines RV Condominium Association, Inc.

The attorney of record reviewed all 41 ballots and found 31 that are acceptable and are listed as follows: 1,3,4,9,11,12,13,15,27,28,37,38,42,49,50,52,54,56,58,60,66,67,68,70,73,74,75,76,78,79,80.

For the purposes of the recall, **10 ballots of the 41 were found to be not acceptable** and are 2,5,10,25,30,47,55,63,69,71. These unit #'s are listed as follows, complete with reasons for rejection, as required by FL statute. Alice Kuhn confirmed that Paradise Pines RV Condominium Association uses voting certificates to determine eligibility to vote, per their legal documents.

Unit 2 – Owner: Bobby W Reynolds and Sharon L. Reynolds. **Reason for rejection of ballot:** Signed by Bobby Reynolds only. No voting certificate on file.

Unit 5 – Owner: Ocean Wanderer, LLC. **Reason for rejection of ballot:** Ballot signed by Maureen Smith. Public Record shows unit owned by Ocean Wanderer, LLC. A voting certificate was submitted with ballot. It names Maureen Smith as authorized voter but it is not signed by anyone from corporate owner of unit. The voting certificate on file is signed by corporate owner and names Robert Lindsay as authorized voter.

Unit 10 – Owner: Gary P. Mitchell and Myra Dean. **Reason for rejection of ballot:** Ballot signed by Gary Mitchell only. No voting certificate on file.

Unit 25 – Owner: CL Messer Investments, LLC. **Reason for rejection of ballot:** Ballot signed by Charles L. Messer. No voting certificate on file.

Unit 30 – Owner: Dennis and Georgie Rhein 2006 Trust, Dennis and Georgie Rhein as Co-Trustees. **Reason for rejection of ballot:** The submitted ballot (dated 3/15/17) was signed only by Dennis Rhein. The voting certificate on file (dated 2/9/16) names Georgie Rhein as the authorized voter. A voting certificate dated 3/27/17 names Dennis Rhein as the authorized voter. But, this voting certificate was dated after the date of the ballot.

Unit 47 – Owner: Duane Clements and Nancy Clements. **Reason for rejection of ballot:** This unit submitted two ballots. The first ballot (dated 3/21/17) was signed by Duane Clements only and was a vote to retain. The second ballot (dated 4/2/17) signed by both owners votes to recall. These ballots cancel each other out.

Unit 55 – Owner: John and Shirley Hussey. **Reason for rejection of ballot:** The printed name, signature and date on the ballot are illegible. Example of signature on file shows owner signs as “John H. Hussey.” Signature on rental document and voter certificate do not resemble signature on ballot.

Unit 63 – Owner: Randall C. Underhill and Kathy S. Underhill. **Reason for rejection of ballot:** Ballot signed only by Randall Underhill. No voting certificate on file.

Unit 69 – Owner: Children’s Trust, Diane M. Nash as Trustee. **Reason for rejection of ballot:** Ballot signed by Fred Nash as Trustee. Public records show unit is owned by the Children’s Trust, Diane Nash as Trustee. Voting certificate on file shows Diane Nash as authorized voter. Diane Nash is deceased.

Unit 71 – Owner: Wayne E. Blodgett and Rosalie Blodgett. **Reason for rejection of ballot:** Ballot signed by Wayne Blodgett only. Voting certificate on filed names Rosalie Blodgett as the authorized voter.

Attorney Lopez confirmed 10 ballots were rendered rejected and that is was now time for the Board of Directors to vote on whether or not to certify recall.

Discussion was then opened to the owners’ present, to speak to the agenda items. Questions were asked and answered with direct quotes from FL statutes 718 by Attorney Lopez. Alice Kuhn again confirmed that Paradise Pines RV Condominium Association, Inc. uses voting certificates to determine eligibility to vote, per their legal documents.

Director Steve Coccetti made a motion to **not certify** the recall, for the reasons stated above concerning the 10 deficient or ineffective ballots presented out of the 41. Director Sheila Pieper 2nd. There was no discussion by the directors. **All (5) directors of the board for Paradise Pines RV Condominium Association, Inc. voted for the motion to not certify the recall.** Motion to **not certify** carried unanimously.

Director Paul Cook made a motion to adjourn at 2:21 pm on April 19, 2017. Director Steve Coccetti 2nd, all in favor/none opposed/motion carried unanimously.

Respectfully submitted,

Sheila Pieper, Secretary