

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

9300 N. 16th Street
Tampa, FL 33612
(813) 930-8036 (ext 311)

Board of Directors 11/14/2017 Meeting – **Approved** minutes

President Jason G called the meeting to order at 11:09am

President Jason G requested that all cell phones be silenced, meeting being recorded

Present: President Jason G, VP Sheila P, Treasurer Paul Steve C, Secretary Nancy R, At Large Georgie R, in addition, Alice and Dee from Vanguard

Proof of meeting notice posted by 11/11/2017 11:00 am

Reading & approval of minutes from 10/10/2017 special meeting. Motion was made by Sheila P to waive reading and approve minutes. 2nd Steve C. All in favor/unanimous.

Jason G. established Rule allowing each Owner to speak for 3 minutes on any of the agenda items listed below.

Tim H (Lot 65) suggested that we install water shut-off valves in several places throughout the park so that a smaller section can be shut down in the event of water line issues. Jason G. indicated that work will be done early in 2018 on the backflow preventers and valves. There apparently are several valves in common areas that may not be working.

Dennis R (Lot 30, 79) provided information on the purchase of a generator. He indicated that a gasoline generator should not be considered due to fuel storage limitations. A natural gas generator with a commercial grade switch to run the lift station would be the recommendation if a generator is considered. He noted that the need for a generator is rare. He also noted that prior to using a generator, *confirmation that Pasco County is pumping must be determined*. He noted that during Irma Pasco was not pumping and generator run lift stations were causing sewage problems and that Pasco may hold those entities accountable for damage.

Ratify Leases for lots 4, 5,14,44,78 and ARC for lot 64 shed and lot 16 tiki hut. Motion was made by Sheila P to ratify leases and approve ARCs. 2nd Steve C. All in favor/unanimous.

Old Business

AANR Representatives – Ray & Libby Sheridan will coordinate AANR memberships for Owners. Ray discussed how they are working to get AANR memberships all on the same renewal timing, so that they all run January through December. He noted that the annual dues are reduced when obtained through PPRVP. The exception is for those who have AANR membership with another seasonal nudist park – which will continue to be managed by the other park. The Secretary of PPRVP Board will monitor the membership status of Owners that belong to other nudist organizations.

Steve C. noted that Florida has made several changes to 718 this past year. Sheila indicate that she had sent an email to Owners in July that recapped the changes.

New Business

Jason stated that current contact info and current nudist membership is required for Owners to vote at the annual meeting. Reminder to Owners to make sure Vanguard has current information.

Water Conservation – Mike & Joan Benjamin, together with 4 other couples have formed a committee to promote water conservation with a goal of saving 10% (potential \$3000/year). They are requesting BOD support, monthly water bills and a place to post info/result charts. More details to come. Sheila made a motion to recognize this committee. Georgia 2nd. All in favor/unanimous.

Discussions regarding Towing – we have contract with towing company in the event it is ever needed and have filed as required with Pasco County. There is no monthly fee for this “of record” towing company. Towing can only be done at the request of one of three authorized persons (2 board members & 1 Vanguard representative). Several Owners expressed concern for this process – that PPRVP may be held accountable if in court – also for the perception of signage/process that it might be used to solve historical problems with vehicle/boat parking. Jason noted that Towing contract was not related to nor a result of any prior situations, but rather implemented based on management recommendation that it is required by Pasco County.

Sheila P. made a motion to adjourn the meeting at 11:42am. 2nd Steve C. All in favor/unanimous.

Respectfully submitted,

Nancy Rosengren, Secretary