

**PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.**

9300 N. 16<sup>th</sup> Street

Tampa, FL 33612

(813) 930-8036 (ext 311)

**Board of Directors meeting 12/13/2016 – approved minutes**

**Call to order** 1:02 pm 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, plus Dee from Vanguard

**Proof of meeting** notice posted 12/10/2016 at 5:00 pm

**Minutes read and approved as follows:**

Motion Paul C to approve minutes from 11/15/2016 as presented and read, 2<sup>nd</sup> Sheila, all in favor/none opposed/motion carried. Motion Steve C to approve minutes from 11/25/2016 as presented and read, 2<sup>nd</sup> Sheila, all in favor/none opposed/motion carried. Motion Steve C to approve minutes from 12/05/2016 as presented and read, 2<sup>nd</sup> Sheila, all in favor/none opposed/motion carried.

**Special reports of Board members and other board sanctioned committees:**

President Paul C reported:

The staining of pavilion floor is done, with Kathy W and Sandy C to add palm trees in color to match accent color at pool area.

New pool furniture set up and paid with operating funds.

Ray has completed rack for pavilion chairs and working on table rack.

Paul and Fred presented plans for gate at dumpster area, approximate cost of \$1,100 plus vinyl, along with smaller footprint with new dumpsters.

Island area where trees came down is a work in progress and paver work to be done by Jose in island, old gravel area never finished and a much needed shower area for pool outside of pool. All paid for out of operating funds.

There was some discussion on the BOD fiduciary responsibility to future owners as well as present owners. This is mandated by Florida 718. This board is being fiscally and aesthetically responsible, with

there being no increase in dues for 2017 AND **many** much need improvements and overdue maintenance is taking place.

PPRVP legal documents, specifically 12.14 (Nudism) requires all owners and renters to belong to a recognized nudist organization. Please get your documentation to Secretary Kathy W before February 7, 2017.

Planning Committee, Georgie R spoke on upcoming projects:

Visible map on display for vendors and emergency vehicles

Fios meeting and Dennis may retire from wifi management

Summer resident needs

Disaster replacement plans

Legal Documents Committee, Nancy R spoke.

The findings of the committee will be emailed to all owners by Secretary Kathy W.

Director Sheila P will be liaison to legal documents committee.

**Unfinished business:**

Fence done, with all fencing, tree and shrub removal and survey costs, total of \$39,156.60

**New business:**

Discussion on new ice machine for park. Recommendation this be a budget item for 2018, cost about \$3,000, but planning committee to research.

Visitor parking discussion and wording from legal documents read.

Fred asked about fining committee function. Sheila read from legal documents and affirmed no, the fining committee will not go searching on private lots.

Jason squelched rumors of any discussion to "price anyone out of park", simply untrue and certainly not position of this BOD.

There being no further new business before the board, Paul C made a motion to adjourn at 2:43 pm, Jason 2<sup>nd</sup>, with all in favor/none opposed/motion carried.

Respectfully submitted,

Kathryn Weeks, Secretary