

PARADISE PINES RV CONDOMINIUM ASSOCIATION, INC.

9300 N. 16th Street

Tampa, FL 33612

(813) 930-8036 (ext 311)

Board of Directors meeting 4/12/2016 – approved minutes

Call to order 1:01pm, meeting will be recorded and please silence all phones

Present: President Sheila P, VP Steve C, Treasurer Paul C, Secretary Kathy W, in addition Alice and Dee from Vanguard

Proof of meeting notice posted April 10, 2016 at 11:00am

Minutes read and approved as follows: Motion Paul C to approve minutes from 3/1/2016 as read, 2nd Steve C, all in favor/unanimous. Motion Paul C to approve minutes from 3/25/2016 as read, 2nd Steve C all in favor/unanimous.

Special business:

Attorney David Lopez was introduced as new general counsel to represent the corporate entity of PPRVP through the board of directors and Vanguard. Their firm specializes in Condo & HOA law.

Paul C made a motion to accept the resignation of BOD member Richard Bloom, 2nd Steve C, all in favor and unanimous acceptance by the board and a big thank you to Richard for his service.

Kathy W made a motion to appoint Jason Gear to the BOD and fill the unexpired term of Richard Bloom, 2nd Steve C, all in favor/unanimous. Jason accepted and was seated at the table.

Special reports of board members and other board sanctioned committees

Paul C made a motion to accept the ARC request for lot #9, copy on file, 2nd Steve C, all in favor/unanimous. Steve C made a motion to accept the ARC request for lot #4, copy on file, 2nd Kathy W, some discussion, all in favor/unanimous.

Treasurer Paul C had no further report

Planning committee chair Nancy R presented survey results, copy on file and Kathy W will email to owners. Nancy and committee are meeting with Tampa Landscape on 4/13/2016.

President Sheila P presented mosquito control suggestions, owners were emailed copy. Please do not let standing water collect. Fish to eat larvae were added to holding pond. Zika virus is a huge issue.

Alice from Vanguard reminded owners now is the time to send address change to either she or Dee, Kathy W to email their email address to owners

Secretary Kathy W presented material from course she and Treasurer Paul C attended on 3/31/2016. A copy of the certification for both directors is on file. Dee will let Jason know when next class is.

Unfinished business for BOD

A clarification of FS718 on the fence votes presented by Paul C and Attorney Lopez. Language from 718.112 (2)(F)4 was not on the ballot measure asking for permission to transfer reserve funds and should have been since we were on the straight line method of reserves.

This language of FS718 **does not affect** the material change or alteration vote of vinyl over wood, which passed with over 79% of owner vote.

As no monies were spent and no contracts entered into, and with all of existing reserves and new reserves of PPRVP now on the pooled reserves method (as was voted on and **approved** at the 3/1/2016 meeting) all is now a moot point. **BOD has the authority to move forward on the vinyl fence install using pooled monies, per Attorney Lopez.**

November is target for brush clearing; survey timing and vinyl fence install to replace wood on east and west perimeters. Some discussion of wetlands along lots 11 and 12 and need for new survey. Question asked, will new fence be on the line? Answer, goal is to get the fence where it belongs and go forward, hence the need for a survey.

New business

Paul C made a motion to waive the 2nd background check on Bob and Sini Schmitt, as they were previously approved renters, 2nd Kathy W, some discussion, all in favor/passed.

No email votes will be taken by BOD, per FS718. Any necessary meetings over the summer for ARC, etc. will be handled via teleconferencing, with due notice to owners. Vanguard will post legal notice behind glass during summer for any meetings needed.

November BOD and annual budget meeting dates to be determined, target date 11/15/2016

Kathy W made a motion to adjourn the BOD meeting at 2:15pm, 2nd Steve C, all in favor/unanimous

Respectfully submitted,

Kathryn Weeks