

**PEBBLE SHORES CONDOMINIUM  
ANNUAL MEETING  
MONDAY, February 17, 2014**

**Call To Order**

Joan Cornell called the meeting to order at 7:40 PM. All board members were present: Joan Cornell, Mary Rossi, Fran Sochia, Don Whitehouse. Also present was Gloria Norman (Management Company).

Proof of meeting was properly and timely posted. Quorum was established, total of fifty-three (53) owners represented by attendance or proxy.

**Minutes**

Joan Cornell made motion to waive reading of 2013 annual meeting minutes, seconded by Fran Sochia, motion carried by unanimous consent.,

**Directors Reports**

Joan Cornell gave **Presidents Report**. Noting 2013 changes: The installation of Pipers Point fence and our planting of new shrubs, our installation of street lights by dumpster areas and new Clubhouse carpeting. The completion of paving project and the upcoming project of painting the buildings. She also made a special note of thanking all volunteers.

(Detailed report attached).

Don Whitehouse gave **Treasurers Report**. Pebble Shores is financially stable. Our legal fees were over budget but the attorney recovered \$8,289.46 which exceeded the legal fees. Overall 2013 ended with a surplus of \$8,125.81. Our reserves are adequately funded. (Detailed report attached).

Mary Rossi made motion to accept directors reports, Fran Sochia seconded. Motion carried by unanimous consent

**Open Forum**

While waiting for ballots to be counted Joan Cornell invited owners to voice concerns:

Deck around pool needs repair - Paint project includes these repairs

Owner wants stairs to be specially highlighted - Will check what can be done

Grout around pool is crumbling - Will have done

Temperature of pool - Temperature adjustment is automatic

Asphalt is cracking - Will be taken care of

Algae in Lake - Will be referred to Lake vendor

**Ballot Results**

A. Audit of Associations financial records. Owners voted with the board to waive audit of records for 2014.

B. Owners voted thirty (30) for change and twenty three (23) to keep same color.

Building color will be changed to a Tan.

Board of Directors election results:

Voted to the Board of Directors:

Joan Cornell

Donna DelMonico

Douglas Macbeth

Mary Rossi

Frances Sochia

**Adjournment**

Joan Cornell thanked everyone present for coming and participating in the annual meeting then made a motion to adjourn at 8:05PM, Fran Sochia seconded. Meeting adjourned by unanimous consent.

Respectfully submitted

FRANCES SOCHIA

SECRETARY