

PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
MONDAY, FEBRUARY 18, 2013

Call to Order

Meeting was called to order at 7:04 PM by Joan Cornell. Also present: Ed Lowell, Mary Rossi, Fran Sochia, Don Whitehouse and Gloria Norman, from Sandcastle.

Joan thanks all in attendance, confirmed we had a quorum and that notices were properly and timely posted. Thirty five (35) owners in attendance twenty (20) proxies, fifty five (55) total.

Minutes

Joan Cornell made motion to waive reading of 2012 Annual Meeting seconded by Bob Knouse, motion carried unanimously.

Directors Reports

Presidents Report by Joan Cornell: Joan highlighted improvements and repairs made in the last year, and plans for the coming year. Thanked all volunteers individually. (Report Attached)

Treasurer's Report by Ed Lowell: Ed stated that Pebble Shores is financially solvent and we've had no major emergency expenditures (see attached Report)

Unfinished Business

Lighting - We are awaiting for final bids of proposed lighting for dumpster areas.

Financial Audit - Majority voted not to have professional audit of our records this year.

Vote was 52 nays and 3 ayes

Open Forum

Fountain - Has been repaired, Joan explained electric was not in code and will change company servicing our fountains, also chemicals have been applied to kill algae.

Some residents want additional fountains but Joan said it would be difficult and costly.

Speed Bumps - Resident thought they should be higher, Joan has checked them and they meet Collier County code.

Fence - Piper's Point will be installing a six foot fence between our properties, starting in May. When the fence is complete, we plan to add new shrubbery and flowers in that area, which will be a big improvement

Sidewalks - Some sidewalks have been lifted and are uneven. This will be taken care of.

Stair Treads - Some have lifted, a new method of sand painting the stairs will be researched.

Easement Parking - We have no control of this area. call the Sheriff's department on violators,

Adjournment

Joan Cornell made motion to adjourn, Mary Rossi seconded. Meeting adjourned by unanimous consent at 7:30 PM

RESPECTFULLY SUBMITTED
FRANCES SOCHIA, SECRETARY

**PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS
ORGANIZATIONAL MEETING
FEBRUARY 18,2013**

Call To Order

Joan Cornell called meeting to order at 7:40 P.M.

Present directors, including newly appointed Donald Whitehouse, were unopposed therefore will continue to serve on the Board.

Board of Directors for 2013:

Joan Cornell	-	President
Mary Rossi	-	Vice-President
Ed Lowell	-	Treasurer
Frances Sochia	-	Secretary
Don Whitehouse	-	Officer at Large

Mary Rossi made motion to accept board assignments, seconded by Fran Sochia. Motion carried unanimously.

Adjournment

Meeting adjourned at 7:45PM by Joan Cornell seconded by Mary Rossi. Motion carried unanimously by all board members.

FRANCES SOCHIA
SECRETARY