

PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
MONDAY, FEBRUARY 23, 2015

1. Call to Order

The meeting was called to order by Board President Joan Cornell at 6:04 p.m. All board members were present: Joan Cornell, Mary Rossi, Donald Whitehouse, Donna DelMonico, and Douglas Macbeth. Also present were Shelly Mandell and Toni Thomas representing Sandcastle Community Management.

2. Certification of quorum

A quorum (48) was established with a total of 58 owners represented by attendance or proxy.

3. Proof of Due Notice

Notice of the Annual Meeting and the Election of Directors was properly and timely posted in accordance with Florida Statutes.

4. Minutes of 2014 Annual Meeting

Minutes of the meeting were distributed to attendees. Motion was made by Irene Scherber, seconded by Charles Adler, to approve the minutes of the February 17, 2014 Annual Meeting. The motion passed by acclamation.

5. Directors' Reports

a. President's Report by Joan Cornell

Joan thanked a number of individuals for their service to the Pebble Shores community. She also provided a brief overview of improvements made to the facilities during the past year. These included: painting of buildings, replacement of the spa heater, replacement of hot water heater in the clubhouse, and the expectation of installing a Trex pool deck in the off-season. Other things that were mentioned: Shelly Mandell has been assigned as our new representative from Sandcastle, we will be using Earthguard Corporation to maintain our lake, existing architectural paper maps will be digitized, and there are issues with people overloading the recycling containers with trash.

b. Treasurer's Report by Donald Whitehouse

Don reported that the Pebble Shores Condominium Association is in a good financial position. Our operating income and expenses were both below budgeted levels. We've had good success in completing foreclosures and currently there are none in progress. The reserve fund stood at \$190,000 at year's end and is at the expected level. The assessment (quarterly fees) increased 2.5% to cover projected expenses in 2015.

Douglas Macbeth made a motion, seconded by Mary Rossi, to accept the reports. The motion passed by acclamation.

6. Unfinished Business

No items of unfinished business were addressed.

7. New Business

- a. **Vote on Financial Reporting Requirements-** Majority of members voted to waive the Florida Statute audit requirement for the 2015 fiscal year. ayes 44 nays 4
- b. **Vote on Board of Directors-** The following members were voted to serve on the Board of Directors: Joan Cornell, Mary Rossi, Donald Whitehouse, Donna DelMonico, and Douglas Macbeth.

8. Open Forum

Several items of concern were raised by the owners for discussion and consideration:

1. Meeting minutes are posted on our website pebbleshores.org
2. Some owners expressed concern about the quality of our landscaping, in particular tree trimming and leaf blowing. Joan will arrange a “walk-around” to look at the issues
3. Some owners expressed a safety concern regarding the difficulty of visually distinguishing the steps from the sidewalk because the new step color doesn’t contrast significantly with the sidewalk color. Painting a white stripe is an option
4. Concern was raised about noticeable cracks in the asphalt paving. The Board agreed to hire a consultant to examine the situation and make recommendations
5. One owner cautioned that the condition of the wooden support structure under the pool deck must be considered before the new Trex deck is installed
6. Gas grills are not permitted in the community
7. The importance of showering before entering the pool was emphasized
8. One owner inquired about the need to have annual elections to the board; there are alternatives but these would involve some expense to change our condominium documents
9. We currently have about 17% of our unit leased on an annual basis
10. One owner inquired about the possibility of constructing a bocce ball court
11. Several owners expressed concerns that our pool rules are sometimes violated; “don’t be afraid to speak to the violator in a pleasant manner about the rule”
12. Financial reports are available upon request from Sandcastle

9. Adjournment

Joan Cornell thanked everyone for attending and participating in the Annual Meeting. She made a motion to adjourn at 6:50 p.m., seconded by Douglas Macbeth. The meeting was adjourned by acclamation. Following adjournment, Joan announced that owners should see either Donna Delmonico or Douglas Macbeth to verify their Directory of Owners information, including email address and telephone numbers. It was also announced that the Organizational Meeting of the Board of Directors will be held immediately following a short break.

Respectively Submitted,
Douglas Macbeth
Secretary