

PEBBLESHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday March 10, 2014

CALL TO ORDER

Meeting called to order at 4:00 PM by Joan Cornell, all board members were present: , Mary Rossi, Fran Sochia, Douglas MacBeth and Donna DelMonico, establishing a quorum. Also present Gloria Norman (Sandcastle). Proof of meeting was properly posted.

Joan made motion to waive reading of last meeting, Mary Rossi, seconded, motion carried by all.

Joan addressed owners, explaining they could comment on agenda items but would not allow debate. Also they could voice concerns after meeting adjourned.

RESIGNATION

Fran Sochia tendered her resignation to the Board of directors and Joan commented on her excellent service to the community. A motion was made by Joan to appoint Don Whitehouse to the Board in the capacity of Treasurer, seconded by Mary Rossi and all in favor.

OLD BUSINESS

Pet change in the rules and regulations.

The Board wishes to pursue the option of removing the approval of pets for renters. The Rules and Regulations that were change in 2010 were not done legally and the documents do state that no renters are allowed to have pets. A meeting will need to be organized and a mailing sent to the owners 14 days prior to the rule change. There was some discussion of changing the weight restriction for owners, but that would necessitate a change in the documents, which now list the weight at 35 pounds.

NEW BUSINESS

Better Communication with owners via website and email

Doug Macbeth stated it would help to have better communication with owners via email when issues were being discussed, such as the painting project or other important matters. A letter will be sent along with the mailing with regard to the pet change in the rules asking for email information from owners and if they wish to participate, and give them the Website address for access.

Annual Meeting to provide briefing for audience

Doug MacBeth thought it would be helpful to give the audience better information regarding the proxies and ballots when owners attend the Annual meetings as it is confusing and requires additional information. Joan noted that she held the meeting for over 45 minutes and asked if owners had voted and if not could do so. Next year will be better organized.

Paint Project

The painting project is almost complete and the buildings look great. A final walkthrough will be done with Elias Brothers before the last payment is issued. Also the stairs and the pool deck will be painted with an anti-slip sand finish paint.

Lake Algae

There is an ongoing issue with the lake and the extreme amount of algae in it. Harbor Landscape will be removing the otters who seem to have disturbed the ecological system by eating most of the fish who eat the algae, remove the existing algae, and restocking the area along with Lake Doctor to restore the lake to its original appearance. A proposal was presented to the Board and Joan made a motion to approve this proposal, seconded by Mary and approved by all.

ADJOURNMENT

Joan Cornell adjourned meeting at 5:05 PM, seconded by Mary Rossi motion carried unanimously.

Respectfully submitted,

FRANCES SOCHIA, SECRETARY