

PEBBLESHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, August 31, 2015

CALL TO ORDER

The meeting was called to order at 3:05 PM by President Joan Cornell. Board members present were: Mary Rossi, Donald Whitehouse, and Joan Cornell. Douglas Macbeth and Donna DelMonico were present via a telephone conference call connection. . Also present was Shelly Mandell, representing Sandcastle Community Management, and attorney Glenn Ballenger, as the legal authority of the Pebble Shores Board of Directors.

Proof of meeting was properly posted and a quorum was present to conduct the meeting.

Joan Cornell introduced Mr. Ballenger and stated that he would conduct the meeting because it dealt with policy issues that he had drafted and is recommending that the Board adopt.

OLD BUSINESS

No old business was introduced.

NEW BUSINESS

Four policy statements were reviewed, discussed, and approved. (See attached)

1a. Communication Policy

Moved by Joan Cornell, seconded by MaryRossi ; voting in favor were Joan Cornell, Mary Rossi , Donald Whitehouse; voting against were Donna DelMonico, Douglas Macbeth; policy adopted.

1b. Board of Directors Communication Policy

Moved by Joan Cornell, seconded by Mary Rossi; voting in favor were Joan Cornell, Mary Rossi, Donald Whitehouse; voting against were Donna DelMonico, Douglas Macbeth; policy adopted.

2. Records Inspection Policy

Moved by Joan Cornell, seconded by Donald Whitehouse; voting in favor were Joan Cornell, Mary Rossi, Donald Whitehouse, Douglas Macbeth; voting against was Donna DelMonico; policy adopted.

3. Certified Inquiry Policy

Moved by Mary Rossi, seconded by Joan Cornell; voting in favor were Joan Cornell, Mary Rossi, Donald Whitehouse, Douglas Macbeth; voting against was Donna DelMonico; policy adopted.

The Board also considered a proposal by Mr. Ballenger to send a letter to an individual unit owner regarding unauthorized communication. The letter would be drafted and approved by the Board before mailing. Moved by Mary Rossi, seconded by Joan Cornell; voting in favor were Joan Cornell, Mary Rossi, Donald Whitehouse, Douglas Macbeth; voting against was Donna DelMonico; proposal passed.

ADJOURNMENT

Joan Cornell adjourned meeting at 4:35 PM, seconded by Mary Rossi. The motion carried.

Respectfully submitted,
Douglas Macbeth
Secretary