

PEBBLESHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Thursday, January 14, 2016

CALL TO ORDER & DETERMINATION OF QUORUM

The meeting was called to order at 6:03 p.m. by Secretary Douglas Macbeth. Board members present were: Clara Blackard and Donna Del Monico, establishing a quorum. Also present was Shelly Mandell, representing Sandcastle Community Management.

PROOF of NOTICE

Proof of notice was properly posted 48 hours prior to the meeting.

DISPOSAL OF PRIOR MEETING MINUTES

Doug mentioned that because of the lengthy agenda the minutes of the previous meetings in March, August, September, November, and December would not be read. They are available @ Pebble Shores. org.

Clara moved and Donna seconded to dispense with reading of the minutes. Motion passed without dissent.

REPORTS OF OFFICERS AND STANDING COMMITTEES

- a. Richard Mendoza, owner of Vision Turf Care, gave a brief presentation and question & answer period regarding the landscaping service his company provides. If owners have concerns about his work, these should be referred to Sandcastle.
- b. Clara presented a report of our Association finances. The 2014 audit was completed with no negative findings. The 2016 Budget was adopted on December 16 and is fully funded in all accounts. The bottom line: we're in good shape.

UNFINISHED BUSINESS

Doug reviewed the format for discussions during the Board meeting. After a motion is made and seconded, discussion will ensue. Owners in attendance are invited to participate in these discussions. In addition, there will be a period of time near the end of the meeting for comments and questions from the floor. If an owner wants to give a presentation on a topic, the owner will be given 5 minutes to do so provided a request has been made prior to the call to order.

- a. Clara moved and Donna seconded to accept the resignation of Donald Whitehouse from the Board effective October 9, 2015. Motion passed. Gratitude was expressed for Don's hard work as director and treasurer.
- b. Donna moved and Clara seconded to approve a Liability Waiver Form for use of Association ladders. All voted in favor.

NEW BUSINESS

- a. Clara made a motion to initiate a rule change to prohibit smoking on the lanais. The change would be the addition of a rule as follows: 3.16a. Smoking of cigarettes and other tobacco products is prohibited in the unit lanais or other Limited Common Elements or Common Elements where it presents a nuisance or annoyance to others. (Effective March 1, 2016). Donna seconded the motion. Following discussion,

the motion passed. Doug announced that owners will be properly informed of pending action to adopt the rule at the next Board meeting on February 11.

- b. Clara made a motion for the Board to seek bids to re-paint surfaces of stairs and walkways to reduce slipping. Donna seconded the motion. Doug mentioned that the Board would first consult with painting contractors for suggestions on dealing with the problem before preparing bid specifications. Motion passed without dissent.
- c. Donna moved that the four communication policies that were adopted on August 31, 2015 be rescinded. Clara seconded and the motion passed 3 to 0.
- d. Donna made a motion to create two standing committees for 2016: (1) Landscaping and (2) Buildings & Grounds. The committees would be chaired by Clara Blackard and Doug Macbeth respectively. The motion was seconded by Clara and passed unanimously. Following the vote, Clara presented a brief report on the early work of the Landscaping Committee. Doug announced that the Buildings & Grounds Committee would have its first meeting on Monday, January 18 at 7:00 p.m. in the clubhouse.

COMMENTS/QUESTIONS FROM OWNERS

Chris Furrugia had requested to present his views on the Association's legal counsel. He did this during the 5 minute time slot that is designated for owners to present topics of concern to the membership. Following this, owners were provided an opportunity to comment and ask questions on any topic. Several topics of concern and questions were raised. The Board noted these and may address some of them in future meetings.

ANNOUNCEMENTS

As the meeting drew toward conclusion, Doug made several announcements: 1. He has a file of vendor contracts available for viewing by owners, 2. A new pool shower mat will be ordered to replace the existing platform, 3. Members should read the guidelines that are posted on the mailbox bulletin boards regarding communication with directors and property management. Specifically, each of the directors has assumed major responsibility for the following areas: Donna- rules violations and parking; Clara- landscaping and finances; Doug- building and grounds issues. 4. A Board election will be held because more than five members have submitted their intent to run, 5. The next scheduled meeting of the Board will be held on February 11, 2016 at 4:00 p.m. and the Annual Meeting will convene at 6:00 p.m. on February 22 in the clubhouse.

ADJOURNMENT

Clara moved to adjourn the meeting at 7:26 p.m., seconded by Donna; motion carried.

Respectfully submitted,
Douglas Macbeth
Secretary