

**PEBBLESHORES CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Friday, September 25, 2015**

**CALL TO ORDER**

The meeting was called to order at 10:01 a.m. by Property Manager Shelly Mandell. Donald Whitehouse was present in the room, while Douglas Macbeth and Donna DelMonico were present via a telephone conference call connection. Also present was Verna Lutz, representing Sandcastle Community Management where the meeting was being held. Verna and Shelly conducted the meeting in the absence of a President or Vice President, who had previously resigned.

Proof of the meeting was properly posted on September 23 and a quorum was present to conduct the meeting.

Verna informed those in attendance that any video and audio recordings of the meeting are not permitted to be shared with the general public via social media websites or other means such as YouTube. Joanna Sbraga and Donna DelMonico were recording the meeting. She also announced that minutes from prior meetings held in January, February, and August would be placed on the agenda for approval at the upcoming budget adoption meeting later this fall.

**OLD BUSINESS**

No old business was introduced.

**NEW BUSINESS**

- a. Resignations- Board received and accepted letters of resignation from directors Joan Cornell and Mary Rossi, effective September 15, 2015. All voted in favor, with some expressing regret.
- b. Election of Officers- Shelly informed the directors that because of the resignations of Joan and Mary, the offices of President and Vice President are now vacant. Donna Delmonico moved that she be appointed President. The motion failed due to the lack of a second. Douglas Macbeth moved, seconded by Donald Whitehouse, that Donald Whitehouse be appointed President. Voting in favor Douglas Macbeth and Donald Whitehouse; voting against Donna DelMonico. Motion passed.

**NEXT MEETING:**

Shelly announced that the next regular meeting of the Board of Directors will be for the purpose of adopting the 2016 budget. The date and location of that meeting will be announced as soon as these are determined.

**DISCUSSION:**

Shelly and Verna opened the meeting for comments/discussion from the floor. Several owners were present in the audience and a few spoke mainly about issues related to the buildings and grounds. Although there was some discussion/suggestions regarding specific issues, Verna advised that while some "problems" can be easily remedied with simple solutions, others require formal Board action, cost considerations, and time.

It was also mentioned that several important events have occurred in our Pebble Shores community over the past few weeks and that the members of the Association have not been formally and fully informed. Verna suggested that a newsletter be written and included in the mailing for budget adoption. Douglas Macbeth, Secretary, agreed to compile the necessary information and draft a newsletter, with technical assistance being provided by Sandcastle Community Management.

## **ADJOURNMENT**

Shelly Mandell adjourned meeting at 11:02 a.m., seconded by Douglas Macbeth; motion carried.

Respectfully submitted,  
Douglas Macbeth  
Secretary