

PEBBLESHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Thursday, February 11, 2016

CALL TO ORDER & DETERMINATION OF QUORUM

The meeting was called to order at 4:02 p.m. by Secretary Douglas Macbeth. Board members present were: Clara Blackard, Donna Del Monico, and Doug Macbeth 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

The minutes of the January 14, 2016 meeting were read and approved by acclamation.

REPORTS OF OFFICERS AND STANDING COMMITTEES

- a. Landscaping Committee- Becky Easlick began her report by noting that decisions and actions in a condominium community often move more slowly than they would in a private residence. So, please be patient. The committee has been very busy: conducted a walk-through of priority areas; received and reviewed a planting proposal; identified areas that need immediate attention; attended a workshop at the Extension Service Office; made tentative arrangements for visits by an irrigation specialist and a Master Gardener.
- b. Buildings & Grounds Committee- Doug presented an update of issues involving the B & G Committee: lighting on the island has been restored; additional recycling containers have been placed at building 138; three new “no parking” signs have been erected; an irrigation system evaluation was conducted by the Collier County Soil and Water Conservation District; Vision Turf Care has been authorized to do immediate fixes to our irrigation system and develop a comprehensive long range plan to improve the efficiency and cost effectiveness of the system.
- c. Clara presented a report of our Association finances. Presently, we’re in good shape. However, there are potentially a few big ticket items under consideration that will need to be carefully considered for their financial implications. Most of these relate to improvements of our grounds. The major decisions will rest with our new Board taking office on February 22.

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 adopt Rule 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).” Following discussion the motion passed without exception.

NEW BUSINESS

- a. Donna moved and Clara seconded to accept a set of guidelines developed by the Buildings and Grounds Committee to assist Unit Owners and the Association in determining responsibility for the maintenance, repair, and replacement of property within the Pebble Shores community. Following discussion, all voted in favor.
- b. Clara made a motion, seconded by Donna to initiate a rule change to require that a parking sticker be affixed on a visible rear location of all vehicles parked at Pebble Shores. (The current rule requires that vehicles be registered but makes no mention of placing the sticker on the vehicle.) The motion passed 3-0.

COMMENTS/QUESTIONS FROM OWNERS

Chris DeSalvo had requested an opportunity make a brief presentation to the Board and Owners about a “welcoming package” and a problem/resolution process that would provide useful information to owners and residents and smooth communication. He requested feedback within a week. He will request an opportunity at a future meeting to update the progress of this project. The Board thanked Chris for his work on this important initiative. 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 at future meetings.

ANNOUNCEMENTS

As the meeting drew toward conclusion, Doug made several announcements: 1. He will post a sign-up for anyone interested in dryer vent cleaning, 2. Residents were urged to honestly report any damage they were responsible for inflicting on common property (such as, hitting a sign or post with your car), 3. Globe light bulbs are being replaced as needed, 4. Bids are being accepted for repainting stairs with a slip resistant surface, 5. The new Board will be faced with a number of financial decisions and priorities for several projects, including stair repainting (\$16K), tree trimming (\$7K), irrigation and landscaping (\$25K), and of course the unknown.

ADJOURNMENT

Clara moved to adjourn the meeting at 5:32 p.m., seconded by Donna; motion carried.

Respectfully submitted,
Douglas Macbeth
Secretary