

PEBBLESHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, February 29, 2016

CALL TO ORDER & DETERMINATION OF QUORUM

The meeting was called to order at 6:05 p.m. by President Bobbi Jo Dunn-Mendez. Board members present were: Chris Farrugia, Donna Del Monico, Reid Page, 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 February 22, 2016 meeting were read and approved by acclamation.

REPORTS OF OFFICERS AND STANDING COMMITTEES

Landscaping Committee spokesperson, Clara Blackard, reported that a major concern of the Committee is the ficus hedge. It appears that it's not worth saving. The Board is open to receiving proposals to have it replaced with a plant species that is more resistant to insects and disease. Recommendations will be forthcoming from the Committee following their meeting with the Collier County Extension Staff.

Reid Page reported that he and Doug met with a consultant from FPL to review our electricity usage and explore areas for saving energy and reducing costs. Providing better lighting along Pebble Shores Drive was also considered. One suggestion that can be implemented immediately is to replace all the bulbs in the globe lights with the brighter white variety. When the written report is received from the consultant it will be shared with the Board.

Donna made a motion, seconded by Bobbi Jo, that we replace all the yellowish globe light bulbs with the bright white ones and that Reid research the costs of adding additional pole lighting. Motion passed, all voting in favor. Doug will follow-up with Andy Anderson about heading-up the bulb replacement project.

NEW BUSINESS

- a. Attorney Steven M. Falk presented his credentials to serve as legal counsel for the Association.
- b. Shelly recommended that a lien be filed on a unit owner for past due assessments. Donna moved, seconded by Chris, that we authorize Attorney Steven Falk to file the lien. Motion passed 3 – 0.
- c. Richard Mendoza, Vision Turf Care, spoke to the Board about a plan he's developing to redesign our irrigation system to make greater use of lake water and reduce the consumption of Collier County water. Bobbi Jo made a motion, seconded by Donna, that Richard prepare a proposal reflecting the conversion from County water to lake water in three phases. The motion passed without dissent. Richard also addressed the topic of tree trimming and his estimate of \$6400 for trimming and reshaping the hardwoods. After a motion by Bobbi Jo, seconded by Chris, the Board voted unanimously to table discussion of tree trimming to a later time. Richard also requested that communication with him routinely be done through property management.
- d. Repainting the stairs to reduce slipping and improve safety was discussed. The Board reviewed a proposal submitted by Service Painting Florida. On a motion by Bobbi Jo, seconded by Reid, the Board voted 3-0 to accept certain portions of the painting proposal: Pads \$1,677; Landings \$450; Pool Area \$252, and white stripping on

two step pads per staircase (bottom pad at landing and sidewalk) for a cost not to exceed \$600. The owners in attendance strongly supported this proposal. Doug shall follow-up by requesting an updated proposal in accordance with the Board's action. He will also request that one or two sample steps be painted before proceeding to complete the entire project. The work should begin as soon as possible

- e. The Board discussed the development and distribution of a Spring Newsletter. The Newsletter would include a President's Message, election results, notice of the intent to adopt a rule requiring parking permits be affixed to the vehicle, guidelines for communicating with directors and property management, and updates on landscaping and buildings & grounds. The newsletter would be delivered via email to those owners in our Shared Directory and via postal mail to all others. It would also be posted on the Pebble Shores website.

COMMENTS/QUESTIONS FROM OWNERS

Throughout the meeting, owners in attendance shared in the discussions.

ANNOUNCEMENTS

Chris suggested that the Board post an announcement of upcoming meetings as soon as the dates are set. This would provide time for anyone wishing to be placed on the agenda a better opportunity to make such request.

Doug provided updates on carport and dryer vent cleaning. He also urged owners to advise their guests not to park in numbered parking spaces under the carports. Doug announced the kick-off of "March is Spruce-Up, Touch-Up, Fix-Up Month". An announcement will be posted on the mailbox bulletin boards.

ADJOURNMENT

Bobbi Jo moved to adjourn the meeting at 8:09 p.m., seconded by Donna; motion carried.

Next meeting of the Board is scheduled for March 28 at 10:00 a.m. in the clubhouse.

Respectfully submitted,
Douglas Macbeth
Secretary