

PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
WEDNESDAY, JANUARY 18, 2017

1. Call to Order

The meeting was called to order by Board President Bobbi Jo Dunn-Mendez at 6:15 p.m. Other Board members present were: Becky Easlick, Chris Farrugia, and Doug Macbeth. Also present were Shelly Mandell and Lucy Burdier, representing Sandcastle Community Management.

2. Certification of quorum

A quorum (48) was established with a total of 48 owners represented by attendance or proxy.

3. Proof of Due Notice

Notice of the Annual Meeting and the Announcement of Directors was properly and timely posted in accordance with Florida Statutes.

4. Minutes of 2016 Annual Meeting

Minutes of last year's meeting were distributed to attendees. Chris reviewed some of the highlights. Motion was made by Bobbi Jo Dunn-Mendez, seconded by Becky Easlick, to approve the minutes of the February 22, 2016 Annual Meeting. The motion passed by acclamation.

5. Reports of Officers & Committees

Becky Easlick presented the Treasurer's Report. In summary, the report indicated that the Association's Reserve Accounts are fully funded and as the 2016 fiscal year concluded the General Fund was sufficient to meet our needs for the year. The 2017 Pebble Shores Budget was adopted by the Board on November 18, 2016 and reflects no change in the quarterly maintenance fee of \$810. Clara Blackard moved that the Treasurer's Report be accepted. The motion was seconded by Larry Broser and passed without dissent. No other reports of officers were presented.

The Annual Report of the Landscaping Committee was read by Becky Easlick, Co-Chair of the Committee. The major focus of the report dealt with replacement of the hedge along Crown and Palm View Drives. Tree trimming, hiring a new landscaping contractor, and plans for the upcoming year were also mentioned. A motion was made by Karole Davis, seconded by Chris DeSalvo, to accept the report. It passed unanimously.

Doug Macbeth presented the Annual Report on Buildings & Grounds. Several projects that were completed in 2016 were highlighted. Among these were: repainting of the stair steps, cleaning of dryer vents, power washing of carports, an energy efficiency evaluation, an engineering study on rainwater drainage, and the repair and maintenance of several common elements. Also, in his report, Doug mentioned many projects that are under consideration for 2017 and beyond. Joan Cornell moved to accept the report. The motion was seconded by Mary Rossi and passed by acclamation.

6. Unfinished Business

No items of unfinished business were addressed.

7. **New Business**

- a. **Vote on Financial Reporting Requirements-** Majority of members voted to waive the Florida Statute audit requirement for the 2017 fiscal year. ayes 31 nays 1
According to Florida law, the audit must be conducted next year.
- b. **Announcement of Directors-** The following members will serve on the Board of Directors: Douglas Macbeth, Donald Whitehouse, Bobbi Jo Dunn-Mendez, and Becky Easlick. The Board will appoint a fifth Director in the near future. Interested persons were encouraged to submit their names to the Board or Sandcastle Community Management by Saturday, January 21.

8. **Open Forum**

Several items of concern were raised by the owners for discussion and consideration. Most notably: construction of a fence, replacement of the drinking fountain, notifying the Sheriff's office of any suspicious activity, lighting on our grounds and pool area, exterior cleaning of our buildings, and forms/procedures on our website.

9. **Adjournment**

Bobbi Jo thanked everyone for attending and participating in the Annual Meeting. A motion was made by Doug Macbeth to adjourn at 7:30 p.m., seconded by Becky Easlick. The meeting was adjourned by acclamation. Following adjournment, Bobbi Jo announced that the Organizational Meeting of the Board of Directors would be held immediately following a short break.

Respectively Submitted,
Douglas Macbeth