

PEBBLESHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Thursday, April 20, 2017

CALL TO ORDER & DETERMINATION OF QUORUM

The meeting was called to order at 10:00 a.m. by President Becky Easlick. Other directors present were Don Whitehouse, Bobbi Jo Dunn-Mendez, Jim St. John, and Doug Macbeth (via cell phone) establishing a quorum. Sandcastle Community Management was not represented.

PROOF of NOTICE

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

DISPOSAL OF PRIOR MEETING MINUTES

The minutes of the March 16, 2017 meeting were unanimously confirmed with two additions. Under Unfinished Business item g, a statement was added to indicate that any significant amount of mud that accumulates in the rain gutters near the carports could be removed by our new cleaning services company. Under item h, the word "fire" was added before "safety".

REPORTS OF OFFICERS AND STANDING COMMITTEES

No reports were presented.

UNFINISHED BUSINESS

- a. Phone and Camera Surveillance Update- The new Comcast phone system, which will allow teleconferencing, should be functioning by mid-May according to the latest schedule. New replacement surveillance cameras have been installed. They are in use and can be used in the same manner as the old system. Following installation of the internet in the clubhouse, surveillance pictures will be able to be sent directly to the Collier County Sherriff's Department. A question in the Summer Newsletter will survey the owners about whether or not this internet service should be made available to residents via an access password.
- b. Carport Power Washing- The project will begin on May 1. Joan Cornell will post notices.
- c. Foreclosures/Liens Update- Unit 156/101 is now current on fees and is paid in full through June. The unit will be monitored for future neglect of payment. Unit 198/102, bank owned and vacant for several months, has recently been purchased.
- d. New Cleaning Company- A Premier Cleaning Services will begin providing janitorial services to the clubhouse and pool deck on April 28. Ray & Becky will greet them on their first day of work and review the weekly cleaning services to be provided. Becky and Don will monitor their work during the off-season months.

NEW BUSINESS

- a. N Square Proposal Pool/Spa Deck Repair- Becky made a motion that we accept the proposal from N Square, Inc. to install 150 lbs. of Poly Level urethane to stabilize and attempt to lift portions of the pool/spa deck and some sidewalks in the amount of \$3,300. The motion was seconded by Bobbi and passed unanimously.
- b. Stahlman Proposal Pool/Spa Renovation- Three motions were made regarding the April 19, 2017 proposal from Stahlman Pool Company: (1) Moved by Becky, seconded by Bobbi, to accept the LED light option, (2) Moved by Becky, seconded by Don, to accept the full option package (less the standard lights), (3) Moved by Becky,

seconded by Bobbi, to accept the basic proposal in the amount of \$29,800 for renovation of the pool and spa. The total cost for the project, with all the options, is \$54,200. All motions passed without dissent.

- c. Landscape Repair Proposal Building 120- Bobbi moved, seconded by Becky, that the proposal presented by Latitude 26 on April 18, 2017, be accepted provided the cost is reduced from \$737.50 to no more than \$600.00. The motion passed 5 – 0. At this point, Don departed the meeting for personal business.
- d. Owner Plantings- Cathy Harris presented a proposal from the Landscaping Committee to allow owners to plant certain shrubs on the lakeside of their unit. Bobbi moved that the “Application Instructions for Owner Planting Requests” be approved. Becky seconded the motion which passed by consensus.

The meeting was suspended briefly at this time to allow the Strategic Planning Committee to convene and hear a report by Larry Broser of the Finance Committee.

- e. Amendment to the Pebble Shores Documents- Upon the recommendation of President Easlick and the general agreement of the Board, Attorney Steven Falk will be asked to prepare an amendment to the Pebble Shores Documents that would restrict the annual rental of newly sold units for a period of 24 months. The purpose of this would be to reduce/reverse the trend of increased rental units in the community.
- f. Rental Policy/Procedures/Forms- Jim presented several recommendations to smooth the flow of rental forms processing. These will be implemented in the coming weeks.

Comments/Questions

This was not addressed.

ADJOURNMENT

Becky moved to adjourn the meeting at 12:40 p.m., seconded by Bobbi; motion carried.

Respectfully submitted,
Douglas Macbeth
Secretary