

PEBBLE SHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Friday, November 18th, 2016

CALL TO ORDER

The meeting was called to order at 10:05 a.m. by President Bobbi Jo Dunn-Mendez. Board members present were Becky Easlick, Chris Farrugia and Bobbi Jo establishing a quorum. Also present was Shelly Mandell, representing Sandcastle Community Management.

Proof of meeting was properly posted.

OLD BUSINESS

No old business was introduced.

NEW BUSINESS – BUDGET ADOPTION

Shelly Mandell from Sandcastle opened the annual budget topic by discussing how the reserve balance is beginning to build so it is forecasted that we will end the year with an operating surplus. As such, the money will be allocated accordingly so it does not sit in our operating account.

For 2017, utilities had a slight increase as did property/liability insurance. Flood insurance is going up by a minimum of 8% although Joan Cornell mentioned that only a few buildings are in a flood zone and therefore our dollar increase is not substantial.

Joan Cornell asked if we were adequately covered for water line breaks since a budget line of \$3,000 per year that had historically been in the budget was removed. Shelly Mandell explained that the money is the budget within the Building and Grounds line item.

Don Whitehouse asked about the line item for Engineering and asked if money would be allocated to the bridge over the lake. Joan Cornell said that the bridge was last addressed when the pool deck was done and feels the bridge needs to be examined. Residents and Board members noted the need to have the bridge inspected.

Carole O'Connell asked about the Contingency/Bad Debt Expense line item to see if it is truly an expense we have. Bobbi Jo explained that the line item covers unpaid HOA fees and Shelly Mandell added that we have two foreclosures within the community.

Carole also asked if tree trimming would be done because she has a tree touching her lanai when the wind blows. Becky explained that palm trees will be trimmed and hardwood trees

that pose a threat to fire truck access will be trimmed on a selective basis. Finally, trees touching buildings will be trimmed and the white triangles cleaned.

Bobbi Jo made a motion to adopt the proposed 2017 budget as presented. Becky seconded. Motion passed.

Bobbi Jo made a motion to allocate \$20,000 of surplus operating funds to the pool and spa reserve.. Becky seconded. Motion passed.

OPEN DISCUSSION

Gerald Sheppard asked about why the Buildings and Grounds are starting to look poorly. He cited the poor painting from 2 years ago and inquired as to why the painters won't come back. The Board explained that they will not warranty their work. Discussion was had including cleaning of the overhangs by lanais, painting of the handrails, etc..

Joan Cornell asked if we were happy with the pool company that we have now and the Board mentioned that Stahlman Pools is following their contract. Becky Easlick mentioned that the contracts are available to view online.

Gerald Sheppard asked Shelly Mandell if she is seeing problems with vendors and upkeep in other communities. Shelly responded that the small vendors are tough to get to properties. She further explained that some vendors do not take well to our "hands on" approach to managing small projects and we may be better letting Sandcastle work as the liaison.

Becky Easlick asked if we could possibly have a handyman on retainer but Shelly Mandell answered that it would add liability to the association and we would have tax and worker's compensation issues. Shelly said she would inquire with a local handyman company to have them available when we need them (but not on retainer).

FENCING ON CROWN DRIVE AND PALM VIEW DRIVE DISCUSSION

Gerald Sheppard from building 168 spoke to not having a fence. He stated that privacy was lost with the removal of the hedge and we've had some issues with burglaries. He spoke to Collier County regarding obtaining the necessary permits and learned that we can install a fence if the fence is 6' tall or less and the hedge covers 50% of the fence. Discussion continued regarding concerns that there is ample room beyond the easement to install the fence and it was suggested that a General Contractor be contacted to look at our survey. The project is roughly 1,500 feet of fence and it would cost approximately \$15 per foot to put it in. Gerald Sheppard volunteered to get a plan in place, speak to a contractor, get costs, etc. to get the job done. Gerald assured it would have to be on the building side of the new hedge. Shelly Mandell brought up that a fence would require a vote of the unit owners since it is a material

improvement to the property and receive majority approval. A special assessment would likely need to be done to pay for the fence and that would have to go for a separate unit owner vote as well. Janice Sheppard expressed her concerns that the lack of a fence or hedge is bringing property values down.

LANDSCAPING DISCUSSION

Becky Easlick discussed the pending tree trimming. She expressed concerned that as the trimmer does a walkthrough, he may find more diseased palms that need attention which would raise the price. Shelly Mandell said that the Board can make a motion to approve tree trimming (not to exceed \$6,000). Shelly said that the landscaping committee can ask for money, despite being over-budget, but her recommendation is to set a limit so we do not exceed our surplus. \$8,000 is budgeted for mulch and \$1,500 is already allocated to irrigation. An additional \$2,500 was allocated for landscaping projects before the end of the fiscal year and further landscaping discussions will take place at our December 20th meeting.

ADJOURNMENT

Chris Farrugia made a motion to adjourn at 11:40 a.m. and Becky Easlick seconded.