

## **PEBBLE SHORES CONDOMINIUM ASSOCIATION**

### **STRATEGIC PLANNING COMMITTEE MEETING**

**Wednesday, November 2, 2016**

#### **CALL TO ORDER AND DETERMINATION OF QUORUM**

Bobbi Jo called the Strategic Plan to order at 10:01AM. A quorum was established with Bobbi Jo Dunn-Mendez, Chris Farrugia and Becky Easlick present from the Board of Directors.

#### **PROOF OF NOTICE**

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

#### **BRIEF PRESENTATION ON THE STRATEGIC PLANNING COMMITTEE'S PURPOSE**

Bobbi Jo explained that the purpose of the Strategic Planning Committee is to hear from owners, committee members and the Board so we can establish long-term goals. In doing so, we can proactively plan for these long-term projects. We can hear feedback for regular maintenance projects that need to be completed.

#### **COMMUNICATIONS COMMITTEE DISCUSSIONS**

Don Whitehouse created an owner's section on PebbleShores.org and he reported that 7 people had already signed up without it being announced so that is good. It was also mentioned that the Board should have access to the site as a backup. Don arrived and Bobbi asked Don for ownership of the domain. She explained that Don would remain the webmaster and we can set up another admin user for the domain.

We also have a Unit Owner Information Kit that will be added to the website soon with useful information for tenants and owners. It is a living document that will always change and contain the latest information. It contains the "nitty gritty" with information on who to contact should you have a problem, owner vs. association responsibilities, etc..

A newsletter will be distributed twice per year with the most recent newsletter going out soon.

#### **PARKING COMMITTEE DISCUSSIONS**

Naime brought up that notices are put on cars and they are ignored. Bobbi Jo mentioned that since we pay for the handling of parking stickers by Sandcastle, they will begin to distribute the parking passes soon. Discussion ensued of owners being responsible for obtaining permits for tenants as not all tenants take the time to get a pass. Bobbi Jo explained that guests (with owner not present) staying over 30 days will need to be a tenant and pay the association

application fee, have a background check and apply with Sandcastle. Also, the two parking permits per unit will stand.

An important distinction was made that Sandcastle will be in charge of distributing parking passes and tracking who is leasing their units. A byproduct of their management will be knowing who is renting and thus they will be able to enforce the 30 day minimum on leases and 3 leases per year rule.

The Parking Committee will be announced in the fall newsletter and we will need members. The parking committee will be able to discuss suggestions for rule changes and make recommendations on how we could better the parking situation.

We cleared up that only one spot is owned by each unit and the other space owners are granted is any uncovered space according to our current Rules, Regulations & Guidelines.

The majority of people in attendance expressed interest in updating parking rules. There was a lot of confusion on who needs guest parking stickers, how to get permanent stickers, etc. and that will need to be cleared up.

#### **LANDSCAPE COMMITTEE DISCUSSIONS**

We will be trimming over 200 trees very soon including palm trees hanging over roofs and hardwoods that interfere with fire trucks. The trees will be trimmed by a separate company other than Vision Turf Care as that company is getting replaced.

A question was asked as to who owners contact regarding landscaping that is needed. Becky and Clara have asked for a pre-approved landscape fund so small projects do not need to be approved by the Board to handle these requests. The owner would email the Board, the Board would forward to the Landscaping Committee and work can get done without delay.

Bobbi Jo mentioned planting according to Blue Zones Project (<https://southwestflorida.bluezonesproject.com/>) and possibly getting scholarship money.

For future landscape planning, Becky spoke on how we need to look long-term since so many plants are going to need to be replaced as we go. It will be a rolling project to replace the older plants with species native to Florida.

We have two separate landscaping contracts we're looking at for two different companies for review in order to replace Vision Turf Care. Becky and Clara have prepared a list of questions to ask each company so we can truly compare the contracts fairly. A comparison was made between the services we pay for with Vision and the two new companies to formulate a list of what needs to happen with a new contractor. An owner questioned if we had looked into Piper's Pointe's landscape company which has been evaluated and unlikely to be hired as they

are close to twice the price and the fact that Piper's Pointe will be switching landscape companies.

A discussion began on the ring of grass around the lake and how Vision Turf Care has stopped doing a lot of their work. The Board shared with the owners that we are not going to be pressured into quickly making a landscaping decision should Vision Turf Care walk away because we can get temporary coverage through Sandcastle.

A resident began a discussion about the hedge removal along Crown Drive and Palm View Drive. There were owners who were surprised and angry about the decision to remove the hedge. The decision to remove the hedge was made at the March 28, 2016 Board Meeting. Information explaining this decision was posted on all bulletin boards by mail boxes in mid-April and remain there. This information was also included in the Newsletter sent out or emailed in the prior newsletter. The three Board Members present indicated that this was not a decision that was made lightly or a decision that anyone wanted to do. Given the amount of time the White Fly disease had been in the hedge, the Board believes it was the fiscally sound decision.

A selection of owners present noted that they did not have knowledge or notice that this was to be done. They stated that they were shocked at the difference in the landscaping. The owners asked if the Board had discussed putting a fence on the two sides of the property for privacy and security noting that anybody can see in off of the street. Additionally, a discussion took place regarding the connection of the hedge removal and the two break-ins that took place in Building 174. Bobbi Jo mentioned that she spoke to the police about this and they took the opposite position noting that criminals were less likely to target doors that were visible from the street over doors that were not.

## **BUILDING AND GROUNDS COMMITTEE DISCUSSIONS**

Lighting on the island will be fixed. We're not changing to solar yet but will repair the lighting that is there for now. Bay Electric will be doing the fixing and they found a boat to access the island.

We currently have two bids on refinishing the pool. Refinishing includes draining the pools completely, replacing the coping, replacing the tile, fixing any lighting issues and then refinishing the surface. In the end, the pool will look brand new.

Gutters need to be done twice a year. We will likely do it in March and September. Clara asked if we can do it now and then start on the usual schedule. Charles from **Piper's Pointe will be here this week and can give us a price.**

We need a once a year pressure washing of the car ports and trash areas.

Doris in building 174 needs her parking block replaced.

We have a bid on drainage correction. Nothing has been done over the years to correct the structural issues on the draining. Our gardens are not protected so runoff can occur and that needs to be corrected. The driveways are at a lower level so they get the runoff. The company will also create drainage so water cannot stand and will reroute into the lake. Pebble installation and swale restoration will be done in between buildings. Once complete, these issues of water in carports, mud flowing into the parking lots and standing water issue will be corrected. We discussed with the membership that we have the options of doing of this project in phases or we could do a special assessment to do the project in one shot. We will be presenting this in our next meeting. An owner spoke to the problems that could be caused such as asphalt erosion, sinkholes, etc. that will cost us money in the long-run. He also mentioned that we should bite the bullet now to fix it so we can save money on electricity—the idea being that we pay now to save later.

Most irrigation is currently on county water which causes our water bill to be extremely high. We have plans for a project to change our irrigation to go from mostly county water to using the lake as a source. This is dependent upon the drainage project being complete first so that the irrigation flows back into the lake as it should.

We have a BBQ that we need to replace and discussion was had about whether we always replace BBQs that degrade or **determine whether they're being used.**  
**Membership seemed to want BBQ's replaced.**

**Security was discussed in regards to the camera systems that we have. We're going to get rid of the security company we use for cameras now and replace them with a local company. The Sheriff's office has asked if we would consider being a part of their network so they can access our video feed. We also discussed having the phone in the clubhouse switched to VOIP.**

The cleaning company needs to be addressed because the cobwebs are building up on the entryways and the railings are dirty. We want to ensure the owners are getting what **they're paying for.**

Bobbi mentioned that the interior of the **clubhouse hasn't been painted in years and that should be on our roadmap.** It was suggested to form a committee to look at redecorating options.

The Christmas committee was discussed as the current people will not be here. We will need to solicit people to help. Clara and Randy Blackard and Rosie Mendez will assist and we will welcome any volunteers for decorating. This will be done at the end of the first week in December.

## **FINANCE COMMITTEE DISCUSSIONS**

We are going to have a Finance Committee to have more people involved in overseeing our budgeting and spending. We want more opinions on where the money should go

within the budget. A note is going to be in the newsletter regarding people joining.

**MEETING ADJOURNMENT**

The meeting was adjourned at 12:45PM.