

PEBBLESHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Tuesday, April 19, 2016

CALL TO ORDER & DETERMINATION OF QUORUM

The meeting was called to order at 10:07 a.m. by President Bobbi Jo Dunn-Mendez. Other directors present were Chris Farrugia and Becky Easlick, establishing a quorum. Also in attendance was Shelly Mandell, representing Sandcastle Community Management. Doug Macbeth and Reid Page were initially connected via a WebEx conference call but that proved to be unsuccessful.

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 28, 2016 meeting were read by Becky Easlick and approved as written, with one minor correction.

REPORTS OF OFFICERS AND STANDING COMMITTEES

Welcoming Committee spokesperson, Chris DeSalvo, reported that he has completed the framework of a welcoming packet but needs the Board to fill in the details. Several suggestions were forthcoming from the discussions that followed. The committee will continue their work; Chris is open to suggestions.

Becky reported for the Landscaping Committee and addressed several concerns expressed in an email she received from Clara Blackard, Chair of the Committee. Clara stated that the lines of communication with Vision Turf Care need to be clarified. For example, the bids that were approved at our March 28 meeting still have not been conveyed to Richard. Does she communicate directly with Richard or does that go through Sandcastle? Shelly prefers that Taylor be the point of contact with Vision Turf Care. Other things mentioned were: We're waiting for bids regarding the plantings near building 126 and for shrubs/grass/groundcover along the sidewalk on the east side of building 180. Bids will also be sought for dead plant removal. On another subject, Becky will attend a pond management workshop at the extension service in the fall. Chris DeSalvo is also interested.

Chris provided an update of projects from buildings and grounds. The pump room door will be installed next week, blue tape will be placed on recently painted stairs to mark area that need touch-up which will occur at the same time as the white stripes are painted, only 5 dryer vents remain to be cleaned, ChemDry has been scheduled to clean the clubhouse carpet in May.

UNFINISHED BUSINESS

- a. Rat Bait Boxes- Bobbi reported that Pebble Shores owns several rat bait boxes. However, we don't have the key. She will attempt to have a key made. Bobbi moved that we bait the boxes ourselves and dispose of any dead rats that are found on the grounds. The motion was seconded by Chris and approved 3 – 0.
- b. Landscape Start Dates- Sandcastle will contact Vision Turf Care and request estimated start dates for the hedge replacement and other projects.
- c. Pool Pump Room- Becky and Bobbi reported that they met with Stahlman for clarification on some issues. The results were that Stahlman will engage in cleaning up the pump room and that we will agree to accept their bid

for filter, motor, and ORP. Shelly will send the directors these quotes for the record. On this basis, Bobbi moved, seconded by Becky, that these quotes be accepted. Motion passed 3 – 0.

- d. Status of Pending Liens- Attorney Falk has filed a preliminary lien letter on unit 198/102. Attorney Ballenger has begun the foreclosure/eviction proceedings on unit 156/101. Discussion ensued regarding the timeframe for these processes to unfold and also the costs associated with Ballenger’s services. Attorney Ballenger had sent an invoice for recording a voicemail and responding to a tenant under lien. Becky moved that Sandcastle instruct Mr. Ballenger that Pebble Shores will not pay for any further communication that his firm has with the son of the unit owner 156/102. The motion was seconded by Bobbi and passed without dissent.
- e. Newsletter- The Spring 2016 edition of our Pebble Shores Newsletter has been emailed and postal mailed to all unit owners. Future newsletters will be emailed in both Word and PDF formats. Chris will post copies of the Newsletter on our mailbox bulletin boards.

NEW BUSINESS

- a. Website Design and Functionality- Bobbi moved that this item be tabled. The motion was seconded by Chris and approved, all in favor.
- b. Globe Lighting- Bay Electric will be engaged to repair any sub-standard wiring issues regarding the outside globe and pole lighting. The problem causing the breaker to trip the lights at building 126 has been repaired.
- c. Parking Stickers- Chris will compile a list that matches owners with sticker numbers. The concern regarding the availability of a third permanent sticker for some owners was discussed. Bobbi suggested the possibility for owners to purchase a third sticker. Shelly will consult with Attorney Falk regarding the legality. Chris will develop a draft of procedure guidelines that will address some of the issues that currently need clarification and better understanding.
- d. Fine Schedule- Discussion of issuing fines for rules violations revealed that the matter is complex and controversial. The result was that we would look to see what other condos are doing and also review our rules to revise or eliminate those that are no longer needed. Doug had suggested at a previous meeting that we put this before the membership as a survey attached to our Fall Newsletter.
- e. Grounds Guidelines- Bobbi moved, seconded by Becky, that the Buildings and Grounds Committee review the “Guidelines: Responsibility for Property Maintenance, Replacement, and Repairs” that was adopted by the Board earlier this year. A report on possible revisions should be presented to the Board for consideration.

COMMENTS, QUESTIONS & ANNOUNCEMENTS

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

ADJOURNMENT

Bobbi Jo moved to adjourn the meeting at 12:18 p.m., seconded by Becky; motion carried.

Next meeting of the Board has not been scheduled.

Respectfully submitted,
Douglas Macbeth
Secretary