

PEBBLESHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, May 16, 2016

CALL TO ORDER & DETERMINATION OF QUORUM

The meeting was called to order at 10:06 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 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 April 19, 2016 meeting were reviewed by Doug and approved without dissent.

REPORTS OF OFFICERS AND STANDING COMMITTEES

Buildings & Grounds:

- a. Dryer Vent Connections- There's a question whether the dryer vents are shared between first floor and second floor residents. It may vary among buildings. Bobbi moved, Chris seconded to hire a roofer to evaluate the situation. The motion passed 3-0.
- b. Chris reported that he has received bids to clean the white triangles on our buildings. It was decided to defer action until fall.

Landscaping:

- a. Becky, Clara, and Bobbi have been looking into the best plant varieties to replace the ficus hedge.
- b. They will schedule an on-site inspection with Richard in an attempt to reach a final agreement.
- c. There remains some question about the guarantee that would be provided.
- d. Still needing to be resolved are issues of plant varieties, irrigation repair, planting date, and mulch.
- e. Bobbi made a motion, seconded by Becky, to amend the original proposal submitted by Vision Turf Care to show the new plants that will be chosen. Motion passed 3-0.
- f. Becky will follow-up with Clara, Sandcastle, and Vision Turf Care.

UNFINISHED BUSINESS

- a. Welcome Packet- Still a work in progress.
- b. Website Update- Deferred
- c. Hedge Replacement- Previously discussed under Landscaping Committee report.
- d. Parking Stickers-
 1. Rule 5.1a- Chris moved, seconded by Bobbi that Rule 5.1 be added to our **Rules, Regulations, and Guidelines**. The rule states: "5.1a A parking sticker must be affixed on a visible rear location of all vehicles parked at Pebble Shores. (Effective June 1, 2016)" Motion carried 3-0
 2. Discussion ensued about the possibility of changing the types of parking stickers issued. No action taken.
- e. Financial Committee-Bobbi moved that a Financial Committee be created as a Standing Committee of the BOD. Becky seconded the motion and it passed 3-0.

- f. Emergency Plumbing Repairs- Water line plumbing repairs were needed at building 120 earlier this month. Bobbi motioned, seconded by Becky, that we ratify the work which was completed on an emergency basis by First Class Plumbing. Motion passed without dissent.
- g. Legal Issues- Shelly reported that the two issues before us (Kline and Polomo) are proceeding in the usual manner and timeframe.

NEW BUSINESS

- a. Third Car Parking- Bobbi suggested that we offer a third car parking opportunity for interested residents. This would be on a cost basis. Shelly advised that this could have complications and that it should be reviewed with Attorney Falk.
- b. Security System-
 - 1. Consideration is being given to installing a modern security system in the clubhouse/pool area.
 - 2. This would require internet service. Because of privacy issues, it might also require a rule change and possibly the approval of the membership. Chris and Bobbi will continue to pursue the matter.
- c. Dryer Vents- Previously discussed under Buildings & Grounds Committee report.
- d. Rain Sensor/Irrigation- This requires further research and was deferred until a later meeting.
- e. Landscape Bids- Bobbi will pursue this with Sandcastle and get things moving.
- f. Other-
 - 1. Some lights on the island may be out. Discussion was held regarding solar powered lighting.
 - 2. Sandcastle was authorized to order replacement signs for those damaged at buildings 192 & 144.
 - 3. Bobbi is communicating with Stahlman about removing stains on the pool.
 - 4. Shelly has communicated with owner of 162/203 regarding painting the new AC line set cover.
 - 5. Bobbie has purchased bait for our bait boxes. She will arrange to purchase four additional boxes. The boxes should be out and operational very soon.
 - 6. Shelly was requested to check with Supreme General Cleaning about the frequency of their cleaning of our clubhouse area.
 - 7. Shelly will check to see if the lake fountain near building 138 has been serviced recently as requested.
 - 8. Becky stated that we need more elaborate reporting information from EarthGuard Lake Management in their regular maintenance reports. Algae build-up in the lake seems to be getting worse.
 - 9. Becky will try to arrange regular walkthroughs with Richard to keep an ongoing discussion about landscaping concerns.
 - 10. Shelly will get possible dates for discussions relative to the budget and financial matters.

MEETING DATES

Strategic Planning Committee- Thursday, June 9, 2016 at 6:30 p.m.
Board of Directors- Thursday, July 7, 2016 at 10:00 a.m.

ADJOURNMENT

Chris moved to adjourn the meeting at 11:55 a.m., seconded by Bobbi; motion carried.

Respectfully submitted,
Douglas Macbeth
Secretary