

PEBBLE SHORES BOARD OF DIRECTORS MEETING
December 20, 2016

CALL TO ORDER

Bobbi Jo Dunn-Mendez called the meeting to order at 10:00 AM.

PROOF OF NOTICE AND QUORUM

Notice was posted 48 hours prior to the meeting on the mailboxes and a quorum was established. Bobbi Jo, Becky Easlick and Chris Farrugia from the Board of Directors were present as well as Shelly Mandell from Sandcastle. Nine owners were present including Clara Blackard from the Landscaping Committee.

DISPOSAL OF PRIOR MEETING MINUTES

Becky Easlick read the November 2, 2016 Strategic Planning minutes.

OLD BUSINESS

- Gerald Sheppard from building 168 followed up on his November 18th conversation regarding fencing. Another car was broken into on Saturday at building 168 and he feels the number of break-ins are related to the hedge being removed. He had Tropical Fence come in and walk the property and bid on the fence. The bid was a little over \$30k for roughly 1,500 linear feet. It is a vinyl fence, exactly the same as the boundary against Piper's Pointe to our south. They are 6 foot sections with offsets so wind can get through.
 - We need a proposal on cost to insure the new fence which Shelly will get.
 - We have to have the shrubs on the outside of the fence (which is the new shrubbery).
 - Gerald also brought up the option of the green chain link fence like Piper's Pointe has.

- Landscaping Company – A decision will be voted on shortly regarding the two landscaping bids that we have.

- White triangles on buildings will be cleaned beginning in mid-January.

NEW BUSINESS

- Mulching – The bid came in higher than expected at \$9,100. The mulching won't be done until 2017 so the question arose whether or not that money will come out of the 2016 budget or 2017 budget. Shelly confirmed we are able to get the mulching done in 2016 and pay the invoice in our January 2017 check run.

- Green Door Nursery – Shelly reminded us that almost all surplus has been taken out of next year’s budget. We can go forward with this project for the entryways but next year’s budget will be tight for landscaping.
- Shelly to get bids on getting decobbing done with our cleaning contract. It may be two separate vendors.
- Camera system upgrade – We need to have Internet access in the clubhouse with video cameras monitoring the pool & clubhouse as well as a panic button installed for the pool safety issues. Shelly to have New IQ and Cypress bid.
- Gutter in 162 needs to be repaired.
- Shelly to contact Glen Ballenger regarding Polomo foreclosure. Shelly will find out what will happen if the Embassy in Guatemala cannot contact him.
- The bench in front of building 132 needs to be removed.
- The tenants are still in 162 #203 and need to be removed. The tenant is also in building 180 as a guest with owner not present and needs to be rectified.

ANNUAL MEETING

We received 4 applications for 5 vacancies. The Board will therefore appoint the fifth person to fill the vacancy.

NEXT MEETING

The next meeting will be held at 7:00 PM on Thursday, December 22nd, 2016 to vote on issues discussed.

MOTION TO ADJOURN

Bobbi Jo made a motion to adjourn at 11:05AM.