

PEBBLE SHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

December 22nd, 2016

CALL TO ORDER AND DETERMINATION OF QUORUM

Call to order at 7:04PM by Bobbi Jo Dunn-Mendez. Becky Easlick and Chris Farrugia were in attendance, establishing a quorum.

DISPOSAL OF PRIOR MEETING MINUTES

Chris Farrugia made a motion to waive reading of prior minutes. Becky Easlick seconded. Motion passed unanimously. Bobbi Jo Dunn-Mendez made a motion to approve the three outstanding prior meeting minutes. Chris Farrugia seconded and motion passed.

STANDING COMMITTEES

Standing Committee discussion was not held.

OLD BUSINESS

- Bid for Green Door Nursery – Landscaping at both entrances, pool, and area near bridge. Bobbi Jo made a motion to approve. Chris seconded, motion passes unanimously.
- MPS Land Services Mulch Bid – This bid provides mulch for the entire new hedge area as well as all of the grounds for \$7,990.68. Chris made a motion to accept Bobbi second, passes unanimously.
- Landscaping Contract - Bobbi made a motion to accept Latitude 26 landscaping bid. Chris seconded. Becky brought up for discussion that Classic Lawns submitted an incomplete bid but they were great workers and she was very happy with the work. Bobbi Jo mentioned that it is good that we could have them as a backup in case we're not happy. Motion passed unanimously.
- Waste Management – There was discussion on having Shelly Mandell at Sandcastle contact Waste Management to increase frequency. Also, we want to have them switch out the dirty recycling containers. Chris Farrugia will email Shelly at Sandcastle to request this.
- Leasing and Purchasing Guidelines – We had discussed a need to consult Attorney Falk regarding establishing guidelines for declining lease or purchase application based on background checks. Discussion ensued and the Board will request from Shelly to hear from other communities their policies.

NEW BUSINESS

- Jim St. John – Owner Jim St. John could not make the meeting but emailed in a discussion regarding getting wind mitigation reports on file. By having a wind mitigation inspection done, owner's insurance decreases. Only one report is needed per building so options were discussed on perhaps having owners submit them voluntarily to post on the pebbleshores.org website and seeing which buildings still need them. The discussion was tabled until Mr. St. John is available to discuss.
- Gutter Cleaning – Classic Lawn mentioned cleaning the gutters. They suggested seeing if our new landscaping company cleans gutters. Becky Easlick made a suggestion to ask Latitude 26 once hired if they are interested in cleaning the gutters. If not, we can revert back to Classic Lawn for a bid.
- Handyman Services – Becky Easlick brought up the need for Pebble Shores to have a licensed and insured handyman that we can find to have on call for various jobs. There are a lot of small jobs that need to be done around the property such as cleaning signs, light fixtures, etc..
- Annual Meeting – Bobbi Jo had suggested an open forum format for the meeting. Becky suggested that Bobbi Jo explain to the owners what problems are occurring due to the lack of draining. Bobbi Jo said she will ask the Environmental Technologies, Inc. (the company that can perform the drainage repair to speak during the meeting to the owners. Bobbi Jo mentioned getting refreshments for the meeting.
- Chris Farrugia brought up discussing with Attorney Falk the requirements to have staggered terms for Board of Directors members. Becky also added that we should discuss a requirement that people own in the community for a defined term before being allowed to lease.

ADJOURNMENT

Chris Farrugia made a motion to adjourn at 8:20 PM.