

**PEBBLESHORES CONDOMINIUM ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**Wednesday, February 15, 2017**

**CALL TO ORDER & DETERMINATION OF QUORUM**

The meeting was called to order at 6:32 p.m. by President Becky Easlick. Other directors present were Don Whitehouse and Doug Macbeth, establishing a quorum. Sandcastle Community Management was not represented.

**PROOF of NOTICE**

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

**DISPOSAL OF PRIOR MEETING MINUTES**

The minutes of the December 20 and 22, 2016 meetings were reviewed by Doug and approved without dissent.

**REPORTS OF OFFICERS AND STANDING COMMITTEES**

Landscaping: Clara Blackard

- a. Limited funds are available for landscaping improvements for the rest of the year
- b. Shrubs and flowers were planted this week at a cost of \$8400
- c. Goals are to replace dead and diseased plants, and to find additional funding for future projects, as well as develop short, mid, and long range plans for Pebble Shores
- d. A plan is being developed to allow owners to plant owner-funded flowering shrubs on the lake side of the buildings
- e. The irrigation system is being inspected to assure proper watering of vegetation

Buildings & Grounds: Doug Macbeth

- a. Several projects have been completed already in 2017. Among these were: power washing building peaks, replacing a charcoal grill, placing a park bench on the clubhouse porch, and numerous repair and fix-up projects most of which were accomplished by volunteer owners.
- b. Many projects are currently "in the works." Some of these are: painting light poles, doors, and the pool fence; installing LED lights on the island, power washing carpports; upgrading phone and security in the clubhouse/pool; Inspecting/repairing the bridge; studying options for rain water drainage; cleaning dryer vents; improving service for cleaning clubhouse and building facades; major renovation of the pool and spa.
- c. Some future, long-range projects are also under consideration.

**UNFINISHED BUSINESS**

- a. Standing Committee Chairs- The following persons were appointed chairs for 2017:  
Doug Macbeth, Buildings & Grounds; Clara Blackard & Becky Easlick, Landscaping; Don Whitehouse, Finance
- b. Pool Refurbishing- This is scheduled to be done as per existing bid after the winter season. The area will be re-inspected by the contractor and members of the Board to be sure that the work to be done is consistent with the existing conditions. Funding will be largely from the Reserve Account. Based on an inquiry from an owner, Becky will seek advice about the feasibility of converting to a salt water system.
- c. Clubhouse phone, internet, security- Telephone service needs to be modernized and available for conference calling. Internet service is needed to upgrade the security system. Card readers are probably adequate, but there is uncertainty about the service provider. Becky is in the process of putting together a package of recommendations and will present this at a future meeting.

- d. Cleaning Service- Doug and the buildings & grounds committee are reviewing our needs for better cleaning of the clubhouse and the front entrance areas of buildings (stairs, railings, etc.). Potential contractors are being considered and Doug will report back later at a future meeting.
- e. Update on Units- 198/102 has been vacant for over a year and is now bank owned and on the market, 156/101 is currently under litigation, and 162/203 is occupied by unapproved tenants.
- f. Unit Owner Information Kit-The Kit has been updated for 2017 and is available on the Pebble Shores website. Consideration is being given to other means of dissemination.

## **NEW BUSINESS**

- a. Island Lights- Doug made two motions to upgrade the lighting on the island: (1) Accept a donation of LED light fixtures from a Pebble Shores owner to upgrade lighting on the island, and (2) Accept the Electrical Service Proposal from Bay Electric in the amount of \$720.00 to install the lights. Both motions were seconded by Becky and approved unanimously.
- b. Painting- Doug moved that we accept two bid proposals from Dargai Painting to paint 72 globe light poles @ 25 per pole and paint the pool fence for \$890.00. The motion was seconded by Don and approved without dissent.
- c. Carport Cleaning- Doug introduced a motion that we accept the estimate from Mitchell Cleaning & Pool Service to pressure clean all carport roofs and gutters in the amount of \$2,000.00; the price includes clean-up of debris and rinsing cars. Don seconded the motion and all voted in favor. The work will be done between the winter and rainy seasons (perhaps, May). A schedule for future cleaning will be developed by the buildings & grounds committee.
- d. Bridge- The lake bridge may need renovation, cleaning, and refinishing. Doug has arranged for a marine construction company to inspect the bridge and offer recommendations. He will work with the buildings & grounds committee to review the recommendations and report to the Board at a future meeting.
- e. Tree Trimming- Scheduled for October
- f. Mulch- Doug moved that we increase payment of an additional \$310.00 to Green Door Nursery for mulch installation. The motion was seconded by Don and approved by all.
- g. Island Trimming- Becky moved that we amend the contract with Latitude 26 to include annual trimming of island vegetation at a cost of \$600.00. The motion was seconded by Don and passed without dissent.
- h. Parking Committee- An ad hoc committee has been created to review our current rules and procedures regarding vehicle parking. Further discussions on the committee's work will be held at the upcoming Strategic Planning Committee meeting on March 1. The committee will be composed largely of volunteers.

## **MEETING DATES**

Open Meeting for presentation by ETI, Inc. to report on their proposal to improve drainage of rain water from our grounds- Wednesday, February 22, 2017 at 10:00 a.m.

Strategic Planning Committee Meeting- Wednesday, March 1, 2017 at 10:00 a.m.

## **ADJOURNMENT**

Doug moved to adjourn the meeting at 8:17 p.m., seconded by Becky; motion carried.

Respectfully submitted,  
Douglas Macbeth  
Secretary