

PEBBLE SHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, February 12, 2018

CALL TO ORDER & DETERMINATION OF QUORUM

The meeting was called to order at 4:04 p.m. by President Becky Easlick. Other directors participating via conference bridge were Jim St. John and Rena Scott, 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

Becky Easlick indicated we are awaiting multiple sets of minutes from Shelly Mandel, delivery of which has been promised for the next meeting.

REPORTS OF OFFICERS & STANDING COMMITTEES

Multiple Buildings & Grounds items are on the agenda and the Committee will report on any other details.

UNFINISHED BUSINESS

- a) Management concerns/decisions. Discussions at previous meeting included longstanding and ongoing Owner and Board concerns with the service and support we are receiving from Sandcastle. Vote to terminate agreement with Sandcastle will be proposed.
Motion: To terminate the contract with Sandcastle at the earliest negotiated date but no later than March 12, 2018 and sign a management contract with Waterways Association Management.
Moved by: Jim St. John Second by: Becky Easlick. Discussion led by Jim St. John, participation by all including audience Q&A.
Vote: In favor – 3. Opposed – 0 Motion carried.
Note: Stefany Salas (partner & CAM) and Joe Oster (partner) of Waterways will attend the next board meeting to meet the community.
- b) Attic Inspections. At the last board meeting we discussed having a contractor do roof and attic inspections to check for roof damage and to do a safety check for dryer vents. The board has put this activity on hold because we may be able to have some of the work done in conjunction with a possible roofing project. We don't want to pay twice for similar work. The Board remains committed to having this important work done and will keep owners updated. We have saved the names of owners who have volunteered for early inspections if necessary.
- c) Soffit Repairs. Chris Lynn is nearly finished these with a possibility of a few remaining locations that are too high for his ladder. We will continue to investigate ways to complete these areas. This work has been expanded to include some siding and white triangle repairs which are ongoing.
- d) Island Trimming. Landscapers were working on it last week and will be back to remove some dead palm fronds. They were requested to perform a moderate trimming as the mid-range between owners' expressed opinions which ranged between a full cut to almost nothing cleared.
- e) Pool Umbrellas. Jim St. John researched some options to replace the old green ones and the bargain priced ones tried by Bobbi.
Motion: To purchase 3 umbrellas from Hayneedle.com for a cost of \$570.00 plus applicable taxes.
Moved by: Jim St. John. Second by: Rena Scott

- Vote: In favor – 3. Opposed – 0. Motion carried.
- f) New Pool Security System. Becky Easlick provided an update on the latest information regarding parts and installation. It's been 2.5 weeks since ordering against a quoted 4 week installation interval.
- g) Bridge Repairs. Doug obtained quote of \$870.00 from Dargai Painting to refinish.
 Motion: To approve the quote.
 Moved by: Becky Easlick. Second by: Rena Scott. Discussion led by Doug MacBeth.
 Vote: In favor – 3. Opposed – 0. Motion carried.
- h) Ratify costs for repairs and maintenance done since last meeting.
 Carpet cleaning (clubhouse): \$277.00.
 New IQ (new pool security system): \$360.00/yr for maintenance and support contract.
 Symbiont (pool equipment): \$713.00 for warranty replacement (labor only), pump and valve \$938.00 (includes 1 yr warranty).
 Motion: To approve/ratify the above costs.
 Moved by: Becky Easlick. Second by: Rena Scott. Discussion.
 Vote: In favor – 3. Opposed: 0. Motion carried.
- i) Tree Service & Stump Removal. Delayed due to high winds. Projected to take place late this week. Plumber will be needed on hand for stump removal at 126 and 186. Water shut-off will be necessary. Notices will be posted.
- j) Wi-Fi Password. Shows up as Pebble Shores Guest and password is pebbleshores (1 word, all lower-case). Password is posted on clubhouse fridge.

NEW BUSINESS

- a) Motion: To appoint Ramon Chao ("Chao") as new Buildings and Grounds chairperson.
 Moved by: Becky Easlick. Second by: Jim St. John. Discussion including special thanks to Chao for important contributions and contacts to date.
 Vote: In favor – 3. Opposed – 0. Motion carried.
- b) Sewer line repairs at 168 for problem that started in 2017 and proactive line checking program for other buildings. Chao and Doug are leading this project.
- c) c. Roof repairs. Update from Jim supplemented by Becky. Many attempts to contact roofing companies starting last October. Sandcastle told us they were calling their contacts as well. Due to high volume of post-Irma work companies have more than enough customers saying "we'll pay any price" to build a waiting list several weeks or months out. One company (MRC) quoted about \$950,000 and promised assistance with insurance claim but we would have been committed no matter what the insurance response was. One of the companies we have called multiple times is Advanced Roofing and Sheet Metal. Jim called them again when it became known Advanced was doing Pipers Pointe. It appears because we likely have same issues and potential for a successful insurance claim being Pipers Pointe next door neighbor Advanced responded quickly. They have had 2 preliminary roof inspections with a more detailed one to include an insurance adjuster in the next week or so. The Advanced contract contains zero commitment if insurance fails to meet a satisfactory claim amount so carries no risk for us. At the best scenario for, we would pay our 2% deductible on the total. Farron Blackburn of Advanced is optimistic but no guarantees. Further information to follow as it becomes available.
- d) Carport repairs. An insurance company has indicated a check has been issued however this is ""lost" somewhere in the Sandcastle administrative web. Jim has requested a new one be issued and delivered to BE. We obtained a quote to clear the roofs but have put it in hold pending a repair company recommended by Advanced looking us over. Our hope is if the repairs can be done we may be able to get roof clearing done at the same time for a lesser cost.
- e) Pool and pool company change. Latest leak repair completed and no more found. New circuit breaker for pump installed. High level of dissatisfaction by board and owners with Stahlman over pool reconstruction and finishing up issues. New company recommended by Waterways and have good references - Above and Beyond. Slightly less per month than Stahlman.

Motion: To terminate Stahlman contract February 14, 2018 and sign contract to start with Above and Beyond. Moved by Jim St. John. Second Rena Scott.

Discussion. Vote: In favor - 3. Opposed - 0. Motion carried.

- f) Pressure cleaning of stairways, railings, walks, sides of stairways, building signs. Tentatively arranged by Jim St. John in December. Confirmed by Becky Easlick last week. Work will be done beginning late Feb/early March. It is accepted that Chris will do this work mixed in with his regular window cleaning business. Signs will be posted outside buildings to be washed a day or two before work is to be done.

Motion: To approve this scope of work for total of \$1,750 by Chris Lynn. Discussion. Vote: In favor - 3. Opposed - 0. Motion carried.

- g) Other projects in process or under consideration: Dumpster corral doors (@138), additional repairs/power washing for white triangles, landscaper evaluation.

Questions/Comments: Positive feedback on progress and to those volunteering.

MEETING DATES

Future meeting dates will be posted.

ADJOURNMENT

Becky moved to adjourn the meeting at 5:21 p.m., seconded by Jim; motion carried.

Respectfully submitted,
Jim St. John
Vice President