

PEBBLESHORES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Tuesday, September 26, 2017

CALL TO ORDER & DETERMINATION OF QUORUM

The meeting was called to order at 10:00 a.m. by President Becky Easlick. Other directors present were Don Whitehouse, Bobbi Jo Dunn-Mendez, and Jim St. John & Doug Macbeth (via conference call) establishing a quorum. Sandcastle Community Management was represented by Shelly Mandell.

PROOF of NOTICE

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

PRESENTATION BY INSURANCE AGENT

Doug Shipp, IRMS, reported on our insurance coverage for Hurricane Irma. After a rather thorough explanation, the bottom line is that we have a 2% deductible on the insured value for residential and non-residential structures (car ports, bridge, etc.) and no coverage for landscape damage, clean-up, and excluded items such as signage. We were advised it appears unlikely that we will meet the deductible and have our restoration expenses covered by insurance.

DISPOSAL OF PRIOR MEETING MINUTES

The minutes of the July 28, 2017 meeting were considered for approval. Becky noted a few minor changes that needed to be made. With those corrections, Doug moved that we accept the minutes. The motion, seconded by Bobbi, passed unanimously.

REPORTS OF OFFICERS AND STANDING COMMITTEES

There were no formal reports from officers or committees.

UNFINISHED BUSINESS

- a. Review Pending Proposals re: Hurricane Damage- Moved to New Business, under item e.
- b. Amendment re: New Sales- Rental Policy- We are considering adding a requirement that future unit purchasers would not be permitted to rent their newly acquired unit for 24 months from the date of ownership. This would require an amendment to our Declarations. Following discussion of various concerns regarding annual/seasonal rentals and the legal opinion from Attorney Falk, the directors felt that they need further clarification on how this restriction might apply to mortgages. Shelly will review this with the Attorney and work on getting a proposed amendment for Board consideration prior to the Annual meeting
- c. Proposal re: Reserve Fund- Shelly had provided the directors with a proposal to conduct a Reserve Fund Study. Shelly stated that if a reserve fund study is done, the Board is obligated to adjust budget numbers to correspond with the study's recommendations. If we don't, we are subject to liability for underfunding. Jim moved that we include money for a Reserve Fund Study in the 2018 Proposed Budget. The motion was seconded by Becky and passed by consent.
- d. Newsletter/Survey/Fence/Owner Flood Insurance- Because of Hurricane Irma, the Summer Newsletter will be significantly rewritten and distributed later with the 2018 Budget Proposal mailing. Consideration of fence construction has also been impacted by the storm. It will be removed from the Survey and Becky will

Inform Mr. Gerald Sheppard accordingly. Regarding Owner Flood Insurance, Bobbi suggested that we include a statement in the Newsletter recommending that unit owners purchase such insurance. She and Shelly further suggested that we encourage home watch.

- e. Update Pool Improvement- Shelly reported that the resurfacing of the pool interior is underway. It is anticipated that the pool/spa will be up and running in the next two weeks.
- f. Vote on Plumbing Issue (unit 120/202) -A resident owner in attendance at the meeting asked an initial question: Why is the Board requesting that this owner pay for plumbing work when we haven't asked others to do so? Becky Easlick advised that based on the legal opinion provided by Steve Falk, the board would not take any actions on previous decisions. Discussion took place in reference to determine a percentage of the First Class Plumbing invoice, the owner of 120/202 will be charged back for. First Class Plumbing has estimated the unit would be responsible for 60-70% of the charges. A motion was made by Bobbi Dunn, to charge the owner of 120/202, 65% of the \$7,473.28 expense for repair/replacement of the water line. The motion was seconded by Don Whitehouse and passed with 4 votes in favor (Becky, Jim, Bobbi, and Don) and 1 dissent (Doug).

NEW BUSINESS

- a) Doug Shipp/IRMS- The insurance agent made a presentation at the beginning of the meeting.
- b) Suggested Addition to Rental Letter- We had previously discussed adding a restrictive statement to our lease/rental approval letters. Jim proposed the following: *"This is to inform you that the attached lease/ rental agreement has been approved by the Pebble Shores Board of Directors. Please note that this agreement constitutes one (1) of the three (3) rentals permitted in a calendar year."* Doug made a motion, seconded by Becky, that the statement be added. Passed unanimously.
- c) Landscape Service Payment September- Becky sought the directors' input on a possible problem regarding hurricane_ clean-up of landscape debris. Latitude 26 had placed the debris on the inner side of the hedge, but we wanted it on the outer side. If it's on the outer side, it would be removed by the County without cost. Latitude 26 stated they would charge additional for moving it to the outside. The consensus of the Board was that we wait until we receive a bill and then make a decision.
- d) Tree Trimming Approval- Not discussed
- e) Discussion re: Post Hurricane Recovery & Required votes- Becky stated there's nothing to vote on at this time.

COMMENTS/QUESTIONS

Becky reviewed the timeline for some previously scheduled meetings. All meetings will be at 10:00 a.m.

MEETING DATES

October 2- Strategic Planning Committee Meeting (storm related agenda) - Doug's not available for recording minutes

October 31 – Budget Workshop at Sandcastle

November 13- Reserved date for possible meeting

November 17- Budget Adoption Meeting

ADJOURNMENT

Don moved to adjourn the meeting at 12:16 p.m. Bobbi seconded the motion and the meeting adjourned.

Submitted for approval as edited by Board of Directors.