

**MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC**

**BOARD OF DIRECTORS MEETING**

**March 29, 2018**

Call To Order:

The meeting was called to order at 10:04 A.M. Present at the meeting was the following director: Becky Easlick. Jim St. John and Rena Scott were present via phone. A quorum was established. Let the minutes reflect that Joe Oster and Stefany Cordoba from Waterways Association Management were also in attendance.

Reading of the Minutes:

Becky Easlick made a motion to approve the minutes for the September 26, 2017 and February 12, 2018 meetings. Her motion was seconded by Rena Scott and so approved by the unanimous consent of the Board.

Treasurer's Report:

Becky began the report by introducing the new management company to the members. She explained that Sandcastle delayed in transferring the records over to Waterways Management and as a result an updated financial statement is not available yet.

Becky also stated as an update that some trees and palms were removed as they were found deceased.

Unfinished Business:

A list of items were discussed under this category. A grounds report was given in which members were informed that Soffit repairs have been completed. Power washing of railings/stairways/walkways and some building fronts will be completed next week. Chao reported on the many projects our Volunteers have completed, including washing the globe lights and repairing signs and broken lattice work. There are still more projects that are being addressed progressively and updates will be presented at each board meeting.

Becky presented the estimate received from All Pro Construction for \$19,968.95 for the carport replacement and repairs to the members. It was noted that a few items within the estimate need to be corrected in order for final approval. Jim St. John motioned to have this estimate approved after the changes are made. His motion was seconded by Rena Scott and so approved by the unanimous consent of the Board. It was also noted that the insurance company issued us a check for \$27,017.55 for the carport work. Gutters will be cleaned before rainy season and carports will be cleaned after rainy season, using the excess money from the insurance money for the carports.

Becky also presented a second estimate received from All Pro for \$10,000 for the concrete work needed at buildings 126/186. A few changes need to be made for this estimate as well. Waterways will arrange for both estimates to be corrected for final approval. Jim St John made a motion to approve the estimate once changes are made. His motion was seconded by Becky Easlick and so approved by the unanimous consent of the Board.

Becky presented an estimate received from Tropical Fence for a dumpster door to be installed across from building 138. The estimate presented was for \$2,130.00. There was discussion regarding the quality of these doors. There are a few questions regarding the estimate presented. Waterways will request this additional information needed. Jim St John made a motion to approve the estimate after those questions are addressed. His motion was seconded by Becky Easlick and so approved by the Board.

An update was presented on the roof situation and the current status of the insurance claim. Waterways explained the process and the possibility that if the insurance company does not process claim in a timely manner we may be forced to invoke the appraisal process within the insurance policy. This process forces insurance companies to come to a solution on the claim within 22 days of commencement. Updates will be provided to the members as needed.

Becky explained to the members that there is no official report to be given on the landscaping yet. However, the Board is considering other vendors for the monthly maintenance as the current service received is not optimal.

New Business:

Waterways will blast email all meeting minutes to the members once they are approved at board meetings.

Owner's Comments:

There was an owner comment regarding the Facebook page for Pebble Shores. It was noted that the Facebook page was created by a member who no longer owns in the community. Let the minutes reflect that this is not an official community website or Facebook page.

Adjourn:

At this time Becky Easlick made a motion to adjourn the meeting at 11:46 a.m. Her motion was seconded by Rena Scott and so approved by the unanimous consent of the Board.

Respectfully Submitted,



Stefany Cordoba, CAM

Waterways Association Management