

Pebble Shores Condominium Association, Inc.

Minutes of the Board of Directors Meeting held on January 17, 2018

Directors Present: Becky Easlick, Jim St. John (via teleconference), Bobbi Jo Dunn-Mendez,

Also present: Doug Macbeth, "as an owner, not part of the board"

The regular meeting of the Board of Directors was held at 10:00 a.m. on January 17, 2018 at the Pebble Shores Clubhouse, Naples, FL.

Call to order

It was determined that a quorum was present. The meeting was called to order at 10:05 AM by Becky Easlick.

Proof of Notice

The meeting notice was posted in accordance with the Association By-Laws and Florida Statute 718.

Announcements

Annual meeting, Monday January 22 at 6:00 PM, 48 voting owners/ballots needed or meeting will have to be postponed.

Volunteers are needed to serve on the Board of Directors.

Disposal of Prior Meeting Minutes

Corrections were made and the minutes of December 20, 2017 were accepted unanimously.

Reports of Officers and Standing Committees

Landscaping: Verbal report. Palm trees are not ready to be trimmed due to Hurricane damages. This will be deferred and observed. Mulching has been deferred. All trees that can be saved will be saved, but there are still several trees under observation that have damage.

Unfinished Business:

Tree trimming will need to be done upon further inspection by tree expert. It is estimated this will cost up to \$8500, and includes the removal of stumps that are uprooted. Jim made a motion to approve the tree trimming up to \$8500. The motion was seconded by Bobbi. The motion passed.

Attic inspections need to be done, and each attic is Individual divided by firewall. Jim presented a proposal and quote. Bobbi moved to approve a \$10,000. Capped budget for proposal to include roof condition certification, vent inspections, and wind mitigation inspections. The motion was seconded by Becky. The motion passed.

An update on Soffit repairs was reported by Doug. Bldgs. 198-168 are completed. Bldgs. 162-96 are pending. A re-assessment and re-inspection was suggested by Doug once work is completed.

Hurricane Repair list. Becky made a motion to table this discussion to the annual meeting as Shelly Mandell had yet to forward Becky a copy of the waiting list we are on with vendors. This was seconded by Bobbi. The motion passed.

A motion was made by Becky to approve a formal reserve study for 2018, before the preparation of a 2019 budget. This would be an independent evaluation of our reserves to make sure we are well funded. The motion was seconded by Jim and passed.

Becky made a motion to table the discussion on roof repair at 108/206 until the next BOD meeting as we are awaiting quotes. Bobbi seconded the motion and the motion passed.

New Business:

Three proposals were compared regarding the pool gate security system. Bobbi moved to accept the proposal from NEW IQ for \$3470.44 for equipment and \$360 per year. The motion was seconded by Becky. Discussion occurred. The motion passed.

Island trimming was not included in regular landscape contract, and Becky requested that it come out of tree trimming budget line for \$600. Bobbi moved to authorize Latitude 26 to trim the island at a cost of \$600, to come out of tree trimming budget. The motion was seconded by Becky, and the motion was passed.

A discussion occurred regarding pool umbrellas needing replacement. The Board agreed to defer this vote and send the discussion to the building and grounds committee for consideration and recommendations.

Other announcements:

Becky announced that objects that could become projectiles in a hurricane must not be left outside of units.

Survey results will be distributed at annual meeting.

Becky made a motion to adjourn at 11:21AM, seconded by Bobbi. Motion passed and meeting was adjourned.

Submitted by: Bobbi Jo Mendez Dunn