

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

**BOARD OF DIRECTORS MEETING**

**April 26, 2018**

Call To Order:

The meeting was called to order at 10:00 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:

Rena Scott made a motion to approve the minutes for the January 17, 2018 and March 29, 2018 meetings. Her motion was seconded by Becky Easlick and so approved by the unanimous consent of the Board.

Treasurer's Report:

Rena provided a detailed financial report to the members that delineated hurricane expenses as well as regular monthly activity. Her report is attached as part of these minutes.

Unfinished Business:

At this time Becky informed the members that the carport work has begun as materials were delivered Thursday morning. The dumpster doors replacement will be scheduled and will be completed with an estimated time frame of 3-4 weeks from commencement.

Jim made an announcement explaining the change of insurance broker from IRMS (Doug Shipp) to BB & T. It was explained that the new agent, Gino Littlestone will be an asset to the community and along with the change the Association may save approximately \$10,000 in the yearly insurance policies.

An update was given on the insurance claim for Irma. It was explained that the adjuster seems to be in disagreement with our roofer regarding our roof reports and the damage sustained. Waterways explained that if no change happens and soon, an appraisal method should be evoked. This method is a tool within the insurance policy which forces the adjuster from the insurance to coordinate with our chosen vendor (roofer) and an agreement of coverage must be reached within 22 days. This method has no cost to the Association which is why it is a preferable route for resolution versus hiring an outside appraiser or an attorney. Jim St John made a motion to approve this method at the necessary time after the engineer report has been received and reviewed by the adjuster. Rena Scott seconded the motion and was so approved by the Directors present.

Becky Easlick also stated that the tree trimming amount has been ratified to reflect the overage of \$2,795.00.

New Business:

Jim explained the many deficiencies from Sandcastle since they received the termination letter and even upon turnover. It was noted that due to this, Waterways has billed a one-time extra cost of \$500.00 to their monthly services for the overage of work from this issue. Becky Easlick made a motion to approve payment of this additional cost. Her motion was seconded by Jim St John and so approved by the Board.

Jim also stated that there are 2 open bills from Sandcastle that will not be paid as their services were not rendered per their contract. The Board will consider sending a letter from an attorney addressing the nonpayment of these bills, as well as filing a complaint with the Better Business Bureau.

Becky informed members that bids will be obtained for roadway resurfacing of certain areas and for the drainage issues. These estimates will be discussed at a future meeting.

Three landscaping bids have been submitted for the monthly services. After review the recommended vendor is Authentic Maintenance at \$3,800.00 a month. Jim St John made a motion to approve this estimate. His motion was seconded by Rena Scott and unanimously approved by the Board.

Latitude 26 will be given their 30 days' notice. A wet check will be conducted with Authentic Maintenance before their service begins. Becky Easlick made a motion to terminate Latitude 26. Her motion was seconded by Jim St John and unanimously approved by the Board.

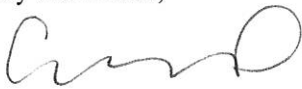
There was discussion regarding tree and palm trimming. It was decided that Becky will coordinate with Classic Lawns and the trimming will be done from a healthier rather than beauty perspective.

It was decided that parking stickers for long term residents will be handled at Waterways. Stickers will be handed out to authorized residents once the completed paperwork has been submitted.

Adjourn:

At this time Becky Easlick made a motion to adjourn the meeting at 11:54 a.m. Her motion was seconded by Rena Scott and so approved by the unanimous consent of the Board.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Stefany Cordoba', written in a cursive style.

Stefany Cordoba, CAM

Waterways Association Management