

MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION INC

BOARD OF DIRECTORS MEETING

DECEMBER 19, 2018

Call to Order:

The meeting was called to order at 10:00 a.m. Present at the meeting were the following directors: Becky Easlick, Jim St. John, and Rena Scott. A quorum was established.

Proof of Notice:

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

Disposal of Prior Meeting Minutes:

The minutes of the December 3, 2018 Budget meeting were considered for approval. Jim St. John moved to approve the minutes, Becky Easlick seconded the motion and it was passed unanimously.

The minutes for the December 3, 2108 Board of Directors meeting were considered for approval. Jim St. John moved to approve the minutes, Rena Scott seconded the motion and it was passed unanimously.

Old Business:

It was announced that Cathy Harris will join the Compliance Committee, replacing Gail Marcus.

New Business:

Audit 2019: The Board recommends that an audit be performed in 2019 to ensure full transparency of the carryover of major expenses and funds from 2018, primarily due to Hurricane Irma. Becky Easlick moved to approve this expense, Jim St. John seconded, and the motion was passed unanimously.

Renewal of Expert Air A/C Contract: Becky Easlick moved to approve the renewal of the Expert Air annual contract in the amount of \$148.00, Jim St. John seconded, and the motion was passed unanimously.

Dargai Painting: A quote was received from Dargai Painting to perform the following jobs – Pressure wash and re-stain bridge \$970.00, Pressure wash and repaint the pool deck \$1,290, and repaint entrance sign at Crown Drive \$350.00. Jim St. John moved to approve this expense, Rena Scott seconded, and the motion was passed unanimously.

Authentic Landscaping: A quote was received from Authentic Landscaping to primarily replace plants lost in the hurricane, as well as adding a few more. Jim St. John moved to approve this expense up to \$4,000, Rena Scott seconded, and the motion was passed unanimously.

Browning Nursery & Landscaping: A quote was received from Browning Nursery to replace trees lost in the hurricane, as well as adding a few more. The quote of \$5,563.94 includes 21 trees, palms and hardwoods with a warranty of 180 days. Becky Easlick moved to approve this expense, Jim St. John seconded, and the motion was passed unanimously.

Wisebecker: 3 bids were received from Jim Wisebecker for the following repairs – Sidewalk repair on walkway to pool: \$1,500.00, electrical box replacement behind building 150: \$1,575.00, replace pole lamp beside building 150 and add an additional pole lamp near Palm View entrance: \$1,000.00. Becky Easlick moved to approve these bids, Jim St. John seconded, and the motion was passed unanimously.

Carport Roof Cleaning: A quote was received from Benitez Pressure Washing to remove all debris from carports, clean gutters, and pressure wash the roofs, work to begin January 10 and be completed in 2 days for \$1,725.00. Jim St. John moved to approve this expense, Rena Scott seconded, and the motion was passed unanimously.

Mailbox Parcel Box Locks: Becky Easlick moved to approve an expense of \$800.00 to hire a locksmith to replace the locks on all 6 mailboxes as they are all non-functioning. Jim St. John seconded and the motion was passed unanimously.

Locks for Dumpster Gates: Jim St. John moved to approve the purchase of chain and coded locks for the dumpster gates up to \$100.00, in an attempt to prevent large items from being dumped inside the corrals, which then becomes an expense to have it removed by Waste Management. Becky Easlick seconded, and the motion was passed unanimously.

Non-voting items:

It was announced by Jim St. John that the Fire Department has been asked to paint the yellow fire hydrants and they have advised that all 8 will be painted within the next week. There is no charge to Pebble Shores.

There was a discussion regarding information about a program with Florida Power and Light whereby they will provide new streetlights at no cost, as well as free replacement LED lightbulbs for our globe lights. Further investigation will be done to determine the facts. The Board recommends installing a globe light across from the mailbox at the Palm View Dr entrance, which will also be investigated as to the costs.

It was announced that a new speed bump will be installed along the road coming from the Palm View Dr entrance when the pavement repairs are done in the future.

The Board updated the members of the status of the carport repair due to a vehicle accident and advised that we are waiting on one more bid. Once received, the Board will decide which vendor to use, Pebble Shores funds will be used to pay the bill, and if not paid by the owner of the unit deemed responsible, a lien will be placed on the unit.

A request was made by Doug MacBeth to email the Board of Directors Meeting Agendas to those owners who are on the email list in order for owners to have an opportunity to view it and join in for discussion. Waterways will be requested to begin this practice in the New Year.

Adjourn:

Becky Easlick made a motion to adjourn the meeting at 11:27 a.m., Jim St. John seconded and the motion was approved by the unanimous consent of the Board.

Respectfully Submitted,

Rena Scott

Secretary/Treasurer

Pebble Shores Board of Directors