

MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC

2019 Annual Meeting

February 7, 2019

Call To Order:

The meeting was called to order at 06:03 P.M. Present at the meeting were the following directors: Becky Easlick, Jim St John and Rena Scott was present via phone. The attendance was taken with the following results: there were twenty nine (29) members in attendance and thirty (30) valid proxies for a total of fifty nine (59) members present. A quorum was established and let the minutes reflect that Joe Oster and Stefany Cordoba of Waterways Association Management were also in attendance.

Minutes:

Jim St John made a motion to approve the December 19, 2018 minutes. His motion was seconded by Rena Scott and so approved by the unanimous consent of the Board.

Reports of Officers/Committees:

Jim St John began the meeting by introducing Tony Acosta to the members present. Tony is employed part time by Pebble Shores to handle maintenance items throughout the community as needed.

The attorney representing Pebble Shores in the IRMA insurance claim provided a brief overview of what has transpired with the claim and informed the members that by next week a settlement offer will be received by the insurance company. The offer amount is still to be determined.

Jim St John presented Rena's treasurers report. He thanked the members for their patience during this long process. He informed them that more than 20 trees have been planted and several landscaping projects have begun. These projects were originally delayed as the IRMA insurance claim was a priority in expenditures. He also notified the members that a formal reserve study was completed in 2018 to ensure that the Association is properly funding the reserve account and planning for the deferred maintenance items as

required. It was also noted as a big achievement to the community that to date all units have paid the IRMA special assessment.

This concluded the treasurer's report.

Jim St. John made a motion to ratify the carport cleaning contract to reflect the actual price charged of \$5,000.00. His motion was seconded by Becky Easlick and so approved by the unanimous consent of the Board.

Announcement of Directors:

As only two directors submitted their intent of candidacy, the two directors are automatically elected.

Becky Easlick

Jim St. John

At this time a motion was made by Becky Easlick to appoint Stan Russell as the third director to serve until the Annual meeting of 2020. Her motion was seconded by Jim St John and so approved.

Old Business:

At this time Becky informed the membership that mulching will be done after the roofs are completed. During her report she thanked several members for their help in completing several miscellaneous projects. Becky also thanked Jim and Rena for their involvement on the board.

Becky explained to the membership that although the insurance claim has not been finalized, under the documents we are required to provide repair/replacement to the damaged roofs. The roofing contract was discussed and after review Jim St John made a motion to approve the roofing contract for the 13 buildings as presented. His motion was seconded by Becky Easlick and so approved by the unanimous consent of the Board.

Adjournment:

A motion was made by Becky Easlick to adjourn the meeting at 7:47 p.m. Her motion was seconded by Jim St. John and so ordered by the unanimous consent of the members present.

Respectfully Submitted,

Stefany Cordoba

Waterways Association Management