

MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

April 17, 2019

Call To Order:

The meeting was called to order at 4:05 P.M. Present at the meeting were the following directors: Becky Easlick, Stan Russell and Jim St. John 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:

Stan Russell made a motion to approve the minutes for the previous meeting. His motion was seconded by Jim St. John and so approved by the unanimous consent of the Board.

Reports of Officers:

At this time Stan Russell motioned to ratify the landscaping expense for plantings of \$769.85. His motion was seconded by Jim St. John and so approved by the unanimous consent of the Board.

Old Business:

At this time the Board notified the members that the roofs should be completed by the 26th of April. The claim has not been finalized yet as the amount of the supplemental claim is still being disputed.

New Business:

At this time a motion was made by Becky Easlick to approve adding language to the documents to state that profane and vulgar language is considered a nuisance. This addition should be sent to the members to vote at a future date. Her motion was seconded by Stan Russell and so approved by the unanimous consent of the Directors present.

A motion was made by Becky Easlick to replace the electrical panel in the pool room as long as the cost does not exceed \$2,000. Her motion was seconded by Jim St. John and so approved by the unanimous consent of the Directors present.

A motion was made by Jim St John to approve levying the fine for unit 144-102 for the incessant dog barking. The fine will be reviewed by the fine committee at the next scheduled meeting. His motion was approved by Becky Easlick and so approved by the unanimous consent of the directors present.

A motion was made by Stan Russell to approve levying the fine for unit 132-104 for the failure to provide a corrected ARC form for the remodel completed and the noise/nuisance violation. The fine will be reviewed by the fine committee at the next scheduled meeting. His motion was approved by Becky Easlick and so approved by the unanimous consent of the directors present.

A motion was made by Becky Easlick to approve levying the fine for unit 174-204 for the unapproved glass entry door. The fine will be reviewed by the fine committee at the next scheduled meeting. Her motion was approved by Jim St. John and so approved by the unanimous consent of the directors present.

A motion was made by Becky Easlick to approve levying the fine for unit 192-201 for the unapproved glass entry door. The fine will be reviewed by the fine committee at the next scheduled meeting. Her motion was approved by Stan Russell and so approved by the unanimous consent of the directors present.

Adjourn:

At this time Jim St John made a motion to adjourn the meeting at 5:52 p.m. His motion was seconded by Becky Easlick and so approved by the unanimous consent of the Board.

Respectfully Submitted,



Stefany Cordoba, CAM

Waterways Association Management