

MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC

2020 ANNUAL MEETING MINUTES

February 13, 2020

Call To Order:

The meeting was called to order at 6:04 P.M. Present at the meeting were the following directors: Becky Easlick, Jim St John and Stan Russell. There were twenty three (23) members in attendance, and fifty eight (58) valid proxies for a total of eighty one (81) members present. A quorum was established. Present at the meeting were Stefany Cordoba and Jennifer Placeres from Waterways Association Management.

Proof of Notice:

Proof of notice was presented by Becky Easlick. She stated that all notices were sent first class mail to all members prior to the meeting date. The notice was also posted as required.

Reading of Minutes:

A motion was made by Jim St John to approve the minutes from the previous meeting and the last annual meeting. His motion was seconded by Stan Russell and was so ordered by unanimous consent of the Board.

Report of Officers:

At this time each officer provided a report.

Becky Easlick began her report by thanking all members of the Board for their time and dedication. She also recognized Tony for his hard work and Waterways Association for their continuous support.

Becky also shared her thoughts about the importance of keeping the condo assessment fees low and the maintenance of the community.

A landscaping update was provided to all members about the planting project. It was also mentioned that if raccoons are seen around the perimeter to notify Waterways to take care of it.

Becky informed members of the completion of the wind mitigation reports for all buildings. By the 25th of February all owners will have access to the reports.

There was mention of the major increase in the water and sewer bills, and Becky explained how the irrigation system around the buildings is water coming from the county. She recommended to install a meter to track down how much water is being used to see if this helps.

An update was also given on the drainage issue round the parking lots to make sure owners are aware the Board has been working on that matter.

Lastly Becky talked about promoting well behavior around the community to protect everybody, and asked owners to report any seen violations to the management company.

Jim St John began his report thanking Becky and the rest of the Board for their hard work. He communicated that the painting project for the building signs is scheduled and as requested by some of the present owners he would ask the painting vendor to provide an estimate on painting the door signs as well.

Jim provided an overview of the roof resolution settlement for owners to better understand how much effort and time was put into this and delivered real numbers of how much was recovered.

Stan Russell talked about the asphalt repairs and speed bumps to be installed around the community. He then requested from owners to inform Waterways if they know of any speedy owners or tenants to be sent a violation notice.

Appointment of Directors:

As there were 5 open positions for the Board, the 5 members that submitted their candidacy forms were automatically elected:

Jim St John
Stan Russell
Donna DelMonico
Christopher DeSalvo
Douglas Macbeth

Proposed Amendments:

In order for the amendments to pass 36 votes in favor were needed, please see results below:

Amendment 1: 58 members voted YES 8 voted NO

Amendment 2: 55 members voted YES 10 voted NO

Amendment 3: 58 members voted YES 8 voted NO

Amendment 4: 66 members voted YES 3 voted NO

Amendment 5: 58 members voted YES 8 voted NO

Amendment 6: 61 members voted YES 4 voted NO

Adjournment:

A motion was made by Becky Easlick to adjourn the meeting at 7:09 P.M. Her motion was seconded by Stan Russell and was so ordered by the unanimous consent of all Directors present.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "J. Placeres", with a period at the end.

Jennifer Placeres, LCAM

Waterways Association Management

MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC

2020 ORGANIZATIONAL BOARD MEETING

February 5, 2020

Call To Order:

The meeting was called to order at 7:20 P.M. Present at the meeting were the following directors: Jim St John, Stan Russell, Donna DelMonico, Christopher DeSalvo and Douglas Macbeth. A quorum was established. Jennifer Placeres and Stefany Cordoba from Waterways Association Management were also in attendance.

Election of Officers:

The directors present nominated and voted in favor by unanimous consent. The following directors will serve on the Board by unanimous approval until the next annual meeting at the following positions:

Jim St John-President

Stan Russell-Vice President

Donna DelMonico-Treasurer

Christopher DeSalvo-Secretary

Douglas Macbeth-Office at large

The Board approved opening an Amazon account with \$200 for Tony to use.

Adjournment:

A motion was made by Jim St John to adjourn the meeting at 7:48 P.M. His motion was seconded by Stan Russell and was so ordered by the unanimous consent of all Directors present.

Respectfully Submitted,



Jennifer Placeres, LCAM

Waterways Association Management