

MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

April 7, 2020

Call To Order:

The meeting was called to order at 2:00 P.M. Present at the meeting via phone were the following directors: Donna Delmonico, Doug Macbeth, Stan Russell, Jim St. John and Christopher DeSalvo. A quorum was established. Let the minutes reflect that Jennifer Placeres and Stefany Cordoba from Waterways Association Management and Gino Littlestone, insurance agent were also in attendance via phone.

Reading of the Minutes:

Jim St. John made a motion to approve the minutes from Jan 30th meeting. His motion was seconded by Donna Delmonico and so approved by the unanimous consent of the Board.

Report of Officers:

At this time Gino Littlestone provided an overview of the insurance proposal from Heritage. A motion was made by Jim St John to accept the proposal from Heritage. His motion was seconded by Donna Delmonico and so approved by unanimous consent of all Directors present.

The Board had a discussion about the emergency decision that was made to close the pool and all common areas due to Covid-19. At that time a vote was taken and Donna Delmonico, Stan Russell, Jim St. John and Christopher DeSalvo voted in favor of closing all common areas including the pool. Doug Macbeth voted against it. At this time Stefany mentioned how 60% of Associations in the area had closed their pools. From an insurance stand point keeping it open is a risk.

Old Business:

The Board talked about delinquencies during Covid-19 and it was determined the same process will stay in place and all delinquency letters will be sent to owners that do not submit payment after the 15th of the

month. By the next meeting the Board will review the delinquency list and discuss about a solution at that point to see if accommodations need to be made.

A motion was made by Jim St John to submit final payment to Advanced Roofing for the amount of \$48,905.18. His Motion was seconded by Christopher DeSalvo and approved by the majority of the Board, Donna Delmonico abstained.

At this time Stan Russell provided an update on different items; landscaping update, the pool heater was turned off, water main shut off for all buildings except 174, and mentioned Tony is taking care of getting the island lights fixed.

Christopher DeSalvo mentioned his concern about the landscapers leaving all the leaves on the grass, and also how the recycle bins are overflowing and the need to order extra ones to help prevent it.

A motion was made by Christopher DeSalvo to order 1 recycle bin for the two needed locations. His motion was seconded by Jim St John and so approved by unanimous consent of all Directors.

A motion was made by Stan Russell to provide a \$1000 check to Becky Easlick for landscaping improvements. His motion was seconded by Donna Delmonico and so approved by unanimous consent of all Directors.

At this time Donna talked about the \$200,000 that were placed on a CD account for 11 months at 1.95% interest.

Adjourn:

Stan Russell made a motion to adjourn the meeting at 3:46 P.M. His motion was seconded by Jim St John and so approved by the unanimous consent of the Board.

Respectfully Submitted

Jennifer Placeres, CAM

Waterways Association Management