

MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC

2020 BUDGET/BOARD OF DIRECTORS MEETING

December 3, 2019

Call To Order:

The meeting was called to order at 10:03 A.M. Present at the meeting were the following directors: Becky Easlick, Stan Russell and Jim St. John. A quorum was established. Let the minutes reflect that Jennifer Placeres and Joe Oster from Waterways Association Management were also in attendance.

Reading of the Minutes:

Jim St. John made a motion to approve the minutes for the previous meetings July 10th and November 14th. His motion was seconded by Stan Russell and so approved by the unanimous consent of the Board.

2020 Budget:

At this time the 2020 budget was presented and discussed. Jim St. John made a motion to approve the 2020 Budget as proposed for \$545,900 or \$925 per unit per quarter. His motion was seconded by Becky Easlick and so approved by the unanimous consent of the Board.

Reports of Standing Committees and Officers:

At this time the Board informed all members of the landscaping and planting project scheduled to take approximately from 3-6 months for completion. A motion was made by Jim St. John to approve the estimate from Earthaware to fertilize all the palm tree. His motion was seconded by Becky Easlick and so approved by the unanimous consent of all Directors.

A motion was made by Jim St. John to approve the estimate from Towers Electric to make repairs needed in the island. His motion was seconded by Stan Russell and so approved by the unanimous consent of all Directors.

A motion was made by Jim St. John to approve the estimate from Above & Beyond to fix the pool lights. His motion was seconded by Becky Easlick and so approved by the unanimous consent of all Directors. Let the minutes reflect the approved amount may not exceed what's reflected on the estimate. At this time Waterways will also contact Gino, the insurance agent to find out if the association could be liable if the proper lighting for the pool is not provided.

Unfinished Business:

The Board provided an update to their members on the roof claim and also explained how the carport and railing settlements were formalized. It was also discussed the status of a lawsuit from unit 120-102. At this time the Board will contact the lawyer for the latest update on the case.

It was informed to all members the Board will continue to work with Waterways to obtain more information on different engineering companies to contact for further research regarding the drainage issue in the community.

New Business:

At this time the Board talked about the safety program to obtain access to all units for maintenance and emergencies. A notice will be sent from Waterway to all owners to request unit access.

A motion was made by Jim St. John to approve the estimate from Lint Out to perform the cleaning of all dryer vents inside and outside the units. His motion was seconded by Becky Easlick and so approved by the unanimous consent of the Board. At the same time the Board will like to perform a toilet leakage test to each unit to make sure this is not contributing to the increase on the water bill for the community.

A motion was made by Jim St. John to approve the estimate from R3 to complete wind mitigation reports for Insurance purposes. His motion was seconded by Stan Russell and so approved by the unanimous consent of the Board.

The Board informed owners they will be looking for a general contractor that can provide estimates to repair the sidewalks. Also the Board provided information regarding suggested maintenance for lanai doors.

At this time it was mentioned the Board would like to find vendors that can provide estimates for speed humps to calm traffic between buildings 132-162.

A motion was made by Becky Easlick to approve the proposal from Benitez Pressure Washing of \$7875. Her motion was seconded by Jim St. John and so approved by the unanimous consent of the Board. A discussion regarding repairs to the brown triangles on the buildings will be formalized once a detailed estimate is presented.

A motion was made by Becky Easlick to approve the recommendation for the fine committee to levy a fine for the unauthorized adult residing on unit 102-203 if the association doesn't receive a lease application within 10 calendar days from the date a certified letter was received by the unit owner or if the person vacates the unit. Her motion was seconded by Jim St. John and so approved by the unanimous consent of all Directors.

Adjourn:

At this time Becky Easlick made a motion to adjourn the meeting at 12:10 p.m. Her 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