

**MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC**

**BOARD OF DIRECTORS MEETING**

**December 19, 2019**

Call To Order:

The meeting was called to order at 5:35 P.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 from Waterways Association Management was also in attendance.

Reading of the Minutes:

Jim St. John made a motion to approve the minutes for the previous meeting 12/3/19. His motion was seconded by Stan Russell and so approved by the unanimous consent of the Board.

Unfinished Business:

At this time the Board provided an update on the cement repairs and informed all members of the importance to notify Waterways if they see any issues around the community. Also the Board communicated how well the pressure washing company is doing with the buildings, railings, stairways, doors and walkways and how they're planning on completing all buildings by early January to start working on the pressure washing of all carports. At this time the Board also provided an update on the tree trimming that was completed throughout the community and informed all members that some palm trees had to be removed due to ganoderma. A big landscaping planting project will start in January to fill holes throughout the community where plants were either removed or never existed. An update on the electrical problems was also given and the Board informed all members there still issues that need to be looked at and the electrician will be working together with Tony to address them.

A motion was made by Jim St. John to approve the estimate to repair/replace brown wood triangles on each building for the presented offer by Palomino Service LLC and not to exceed \$2500. His motion was seconded by Becky Easlick and so approved by unanimous consent of the Board.

At this time the Board communicated to all members the estimate previously approved for Above and Beyond to replace the light fixture at the end of the pool is scheduled and once the existing light at the other end of the pool goes out it will be replaced.

Wind mitigation reports for one unit in each buildings will be performed in February. This was approved by the Board and is required for association insurance purposes. The Board gave a brief explanation on how this report is obtained to make sure owners understand the process.

The Board also provided an update on the fire alarm inspection performed at buildings 108 and 120 and communicated to all members these alarms are not connected to the Fire Department and in case of an emergency owners must call 911.

At this time a motion was made by Becky Easlick to approve the estimate from Black Magic Asphalt to add 3 speed bumps to calm traffic not to exceed \$1068 each. Her motion was seconded by Jim St. John and so approved by the unanimous consent of all directors.

#### New Business:

At this time the Board talked about new book shelves for the clubhouse. The Board is waiting for an estimates from a vendor to determine if this can be completed or if it will be better to shop around for more options.

Waterways went over the second Annual Meeting mail out coming up on January to make sure owners are aware of a vote that has to be made by all members in order to be in compliance with F.S. Other amendments for rules and regulations of the association will be added to vote as well.

A motion was made by Jim St. John to reject the generous offer of the ping pong table for the Clubhouse due to limited space. His motion was seconded by Becky Easlick and so approved by the unanimous consent of the Board.

At this time the Board wanted to thank all owners who helped with their time and decorations for Christmas.

Adjourn:

At this time Becky Easlick made a motion to adjourn the meeting at 7:08 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