

MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

January 30, 2020

Call To Order:

The meeting was called to order at 2:32 P.M. Present at the meeting were the following directors: Becky Easlick and Stan Russell. Jim St. John was present via phone. A quorum was established. Let the minutes reflect that Jennifer Placeres and Stefany Cordoba from Waterways Association Management were also in attendance.

Reading of the Minutes:

Jim St. John made a motion to approve the minutes from Dec 19th and Dec 26th meetings. His motion was seconded by Becky Easlick and so approved by the unanimous consent of the Board.

Report of Officers:

At this time the Board provided an update on the carryover from the previous year and also informed all members of the insurance Inna settlement that was accepted. The Board also communicated to all owners that additional landscaping improvements were scheduled to be completed on January.

Old Business:

A motion was made by Jim St. John to approve the estimate from Palomino Services to repair the 7 trip and fall areas at \$500 each. His motion was seconded by Stan Russell and so approved by unanimous consent of all members.

The Board provided an update on the previously approved estimate from Above and Beyond to replace the light fixture at the pool and also presented an estimate from Tower Electric to add lights to the bridge. At this time the Board agreed to look for less costly options before approving the provided estimate for the amount of \$785.62.

The work to repair/replace the brown wood triangles on each building was completed by Palomino Service LLC. Also the pressure washing of all carports is scheduled to be completed by Jan 31st by Benitez Pressure Washing and the Association is planning on scheduling it twice a year.

Wind mitigation reports are scheduled for completion February 6th. This was approved by the Board and will be completed for insurance purposes.

It was informed to the membership about the roof resolution settlement that was signed by the Board and at this time the Board announced that by the Annual Meeting a compiled report with exact numbers was going to be provided.

An update was given on the lawsuit from 120-102 and the outcome is the Association was not at fault for pipes bursting underneath the building.

A motion was made by Becky Easlick to approve the estimate from Dargai Painting to clean the front faces of the 17 signs for each building and paint them for \$782. Her motion was seconded by Jim St. John and so approved by unanimous consent of all members.

At this time the Board decided to table the dryer vent cleaning until the new Board is elected.

A motion was made by Becky Easlick to approve the estimate from Black Magic Asphalt to add 5 speed bumps and paint them white at \$4400. Her motion was seconded by Stan Russell and was so ordered by the unanimous consent of all Directors.

A motion was made by Becky Easlick to approve the pool pump repair for \$722. Her motion was seconded by Jim St. John and so approved by unanimous consent of all members. It was also recommended to the next Board members to budget for this item.

The Board informed all the present owners that with the Annual Meeting mail out multiple amendments were sent out for a vote. They provided a brief explanation on each amendment and suggested to send all votes to the management.

Adjourn:

At this time Becky Easlick made a motion to adjourn the meeting at 4:01 P.M. Her motion was seconded by Stan Russell and so approved by the unanimous consent of the Board.

Respectfully Submitted,

A small black rectangular redaction mark covering the signature of Jennifer Placeres.

Jennifer Placeres, CAM

Waterways Association Management