

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

**BOARD OF DIRECTORS MEETING**

**July 10, 2019**

Call To Order:

The meeting was called to order at 3:07 P.M. Present at the meeting were the following directors: Becky Easlick, Stan Russell and Jim St. John 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 for the previous meeting. His motion was seconded by Becky Easlick and so approved by the unanimous consent of the Board.

Reports of Officers:

At this time Jim St. John stated the financial report and mentioned the important increase on the water bill compared to last year. It was also mentioned the great work Tony is doing for the community and how happy the Board is with his performance. The board also informed that all outstanding violations were taken care off by the Compliance Committee and how more planting in the community is scheduled to better the appearance of the association.

Old Business:

At this time the Board notified members the Insurance Bad Faith claim was filed July 1<sup>st</sup>. Identification of the Bad Faith claim was attached to the roofing insurance claim. The claim has not been finalized yet as the amount of the supplemental claim is still being disputed.

The Board had a discussion regarding the drainage issues in the community and decided not to move forward with Hydroblox proposal, but will work with Waterways to obtain more information on different engineering companies to contact for further research.

New Business:

At this time a motion was made by Jim St. John to approve adding language to the Owner not Present form to state that by signing the form they are verifying that no payment is being made to the use of the unit. Violations will be forwarded to the Compliance Committee and will be subject to fines. His motion was seconded by Stan Russell and so approved by the unanimous consent of the Directors present.

A motion was made by Becky Easlick to accept the road estimate from Black Magic & Asphalt Restoration of \$6,624 with no additional bumpers to be completed in August. Her motion was seconded by Jim St. John and so approved by the unanimous consent of the Directors present.

A motion was made by Jim St. John to approve the filing of a lawsuit against the owners of 156-201 for the damages incurred by the Association in connection with the motor vehicle accident caused by the unit owners' family member and resulted in damage to the Association's carport, requiring replacement of the carport. The claim is being made against the unit owners and the damages incurred by the Association are being assessed to them pursuant to the authority in Section 21.1 of the Association's Declaration and Florida Statutes section 718.111. His motion was seconded by Becky Easlick and approved by the unanimous consent of the directors present.

A motion was made by Beck Easlick to approve the filing of a lawsuit against the owner of 186-103 for the damages sustained by the Association in connection with an accident involving the unit owner's moving company that resulted in damage to the railing of building 16 and required repair. The claim is being made against the unit owner and damages incurred by the Association are being assessed to the unit owner pursuant to the authority in Section 21.1 of the Association's Declaration and Florida Statutes section 718.111. Her motion was seconded by Jim St. John and approved by the unanimous consent of the directors present.

At this time Becky Easlick communicated that boats or canoes will not be permitted in the lake because of liability purposes. Also the Board will not be moving forward with the discussion of amending the

condominium documents to allow trucks in the community. The Board agreed to penalize the carport vendor for delayed repairs and not meeting deadlines to 10% less than the established amount. Furthermore the Board is going to follow up on the revision of the Bylaws to amend rule 19.6a that refers to TVs or electronics in the lanai area. Additionally for wind mitigations the Board is waiting on the carrier to approve it only if the estimate stays under \$2,500.

A motion was made by Becky Easlick to approve the upgrade of the pool pump wiring for \$1091.50 from Arc Electric. Her motion was approved by Stan Russell and so approved by the unanimous consent of the directors present.

A motion was made by Becky Easlick to approve the water proof wiring in the lake island for \$944.50 from Arc Electric. Her motion was approved by Stan Russell and so approved by the unanimous consent of the directors present.

A motion was made by Becky Easlick to approve the irrigation pump replacement from Authentic Lawn for \$2,800. Her motion was approved by Stan Russell and so approved by the unanimous consent of the directors present.

Adjourn:

At this time Becky Easlick made a motion to adjourn the meeting at 4:40 p.m. Her motion was seconded by Stan Russell and so approved by the unanimous consent of the Board.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jennifer Placeres", with a small dash at the end.

Jennifer Placeres, CAM

Waterways Association Management