

MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

June 2, 2020

Call To Order:

The meeting was called to order at 2:02 P.M. Present at the meeting via phone were the following directors: Doug Macbeth, Stan Russell, Jim St. John, Christopher DeSalvo and Donna DelMonico. A quorum was established. Let the minutes reflect that Jennifer Placeres and Stefany Cordoba from Waterways Association Management were also in attendance via phone.

Reading of the Minutes:

Jim St. John made a motion to approve the minutes from May 7th meeting. His motion was seconded by Donna DelMonico and so approved by the unanimous consent of the Directors.

Report of Officers:

Jim St. John provided information to the Board regarding the bulk price special Comcast offered the community if 100% of the units participate. Jim St. John made a motion for the Board to review the proposal and come back with comments and suggestions to the next Board meeting. His motion was seconded by Christopher DiSalvo and so approved by the unanimous consent of the Directors present.

A motion was made Jim St John to establish a parking patrol protocol. The protocol dictates that a car under violation will receive a 1st warning, then a 2nd warning with tow notification and the third will be to tow. For trucks under violation, they are to receive a 1st warning with towing notification and on the 2nd offense, they will get towed. Each warning needs to be with at least 24 hours apart. His motion was seconded by Christopher DiSalvo and so approved by the unanimous consent of the Directors present.

It was also determined the hours of patrolling will be from 12am to 6am.

There was discussion on the approval of a unit owner request to have a small event at the Clubhouse following CDC guidelines.

Old Business:

Tony provided updates on the island lights that were fixed, the motion LED light that was replaced at the pool and also reported that the lake has been treated twice and is in much better condition. Christopher DiSalvo expressed his concern about the lake still having some debris on his side of the building.

Tony mentioned he has communicated with a vendor to stop using the city water and utilizing the lake water. This project will cost approximately \$60,000 as it will be divided in phases and replacement of pumps and installation of well pumps will be needed. This transition will be saving the Association approximately \$6000 monthly in water bills.

Tony communicated the price of tree trimming to be scheduled at \$25 per tree for a total of 153 trees not including palms.

The price to replace sign decals in front of every building was also mentioned. The vendor provided an estimate of \$240 for 3 signs.

Tony mentioned the price the landscaper provided to pick up the leaves from the grass is \$600 for half day and a 3 people crew.

Discussion was made regarding the mailbox upgrade that will cost approximately \$50,000 to be considered for the 2021 budget as an item line.

Cristopher DiSalvo updated the Board on the rules and regulations changes and proposed a Board meeting to go over line by line to get the final draft before it can be sent to the attorney.

Jim St. John proposed for the 2021 Annual Meeting date to be scheduled for the first week of February 2021.

The Board agreed to look for estimates for dryer vent cleaning to be presented at next the Board Meeting.

Adjourn:

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

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