

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

**BOARD OF DIRECTORS MEETING**

**July 7, 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 June 2<sup>nd</sup>. His motion was seconded by Doug Macbeth and so approved by the unanimous consent of the Directors present.

Report of Officers:

Jim St. John provided an update on the bulk special from Comcast and explained that the feedback from some owners was not in favor of switching to Comcast. Jim St. John mentioned he looked into Hotwire that also offers bulk specials and is waiting for a proposal to see if 80% or 90% of participation is sufficient for a bulk special.

A motion was made by Jim St John to enforce the parking protocol established from the hours of 12am to 7am. His motion was seconded by Donna DelMonico and so approved by the unanimous consent of the Directors present.

There was also discussion on the vent cleaning the Association wants to perform as recommended by the Fire Department to prevent any problems in the future.

Jim St. John indicated he would prepare a package that would be voted on at the next BOD meeting.

Old Business:

Tony provided updates on multiple items related to the maintenance of the community.

Jim St. John made a motion to approve a landscaping plan to be presented to the Board in the next BOD meeting. His motion was seconded by Donna DelMonico and so approved by the unanimous consent of the Directors present.

Doug Macbeth mentioned the importance of sending an email/newsletter to all owners to make sure all adults residing in the unit get registered through Waterways.

Doug Macbeth also mentioned that the unit owner information kit needs updating of "Welcome Letter" and listing of current Board of Directors. Jim St. John will take care of the update.

Tony mentioned he will circulate the mailboxes replacement proposal to make sure the Board can start reviewing it.

Jim St. John made a motion for Tony to provide a detailed inspection report to replace all sprinklers in the community. His motion was seconded by Stan Russell and so approved by the unanimous consent of the Directors present.

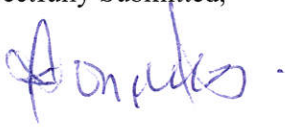
Jim St. John made a motion to approve the mid-year carport roof/gutters pressure wash. His motion was seconded by Stan Russell and so approved by the unanimous consent of the Directors present.

Let the minutes reflect that Ana Marcos, a member of the Rules & Regulations Committee has left the committee. The committee is making progress and is planning to present the Rules & Regulations updates to the Board by the next BOD meeting

Adjourn:

Jim St. John made a motion to adjourn the meeting at 4:04 P.M. His motion was seconded by Donna DelMonico and so approved by the unanimous consent of the Directors present.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Jennifer Placeres". The signature is written in a cursive style with a small dash at the end.

Jennifer Placeres, LCAM

Waterways Association Management