

MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

August 4, 2020

Call to Order:

The meeting was called to order at 2:00 P.M. Present at the meeting via phone were the following directors: Doug Macbeth, 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 previous meeting minutes. His motion was seconded by Donna DelMonico and so approved by the unanimous consent of the Directors present.

Report of Officers:

Jim St. John provided an update on the landscaping project and reassured it is a work in progress.

A motion was made by Jim St John to allocate working funds of \$20,000 to Tony Acosta to repair the watering system/sprinklers. His motion was seconded by Donna DelMonico and so approved by the unanimous consent of the Directors present.

Tony provided an update on the vent cleaning the Association wants to perform as recommended by the Fire Department. Lint Out gave an estimate of \$45 per unit, and Tony will work on a plan to be presented to the Board for their review at the next meeting.

Jim St. John indicated he will prepare a resident control seminar to be circulated to the rest of the Board.

A motion was made by Doug Macbeth to start copying Rena Scott on financial reports to be posted at the Pebble Shores website. His motion was seconded by Christopher DeSalvo and so approved by the unanimous consent of the Directors present.

Old Business:

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

At this time the Board agreed to replace 3 building signs now and for the mailbox replacement funding would be deferred to the 2021 budget.

An update was also provided by Christopher DeSalvo regarding the rules and regulations and the application for the residency classification was presented to the Board. All proposed documents will be reviewed by the attorney before a formal motion is made.

At this time the Board adopted to include a code of conduct adjacent to the rules and regulations to be used by any vendor and residents associated with Pebble Shores.

Adjourn:

Jim St. John made a motion to adjourn the meeting at 4:10 P.M. His motion was seconded by Donna DelMonico and so approved by the unanimous consent of the Directors present.

Respectfully Submitted,



Jennifer Placeres, LCAM

Waterways Association Management