

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

**BOARD OF DIRECTORS MEETING**

**September 8, 2020**

Call to Order:

The meeting was called to order at 2:05 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. Tony Acosta was also present via phone. 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:

A motion was made by Jim St John to approve a letter to be sent to all members with information regarding the duct cleaning inside their units. For members that do not want to participate on the program recommended by the Fire Department it will be their responsibility to provide proof of the duct cleaning to the Association. His motion was seconded by Doug Macbeth and so approved by the unanimous consent of the Directors present.

Tony and Jim St John will continue to work on the duct cleaning plan to be presented to the Board for their final approval.

Old Business:

Tony provided updates on multiple items related to the maintenance of the community. He also spoke about the quotes for the mailboxes and informed that once he receives the actual estimates it will be circulated among the Board .

An update was also provided by Jim St John regarding the new parking protocol that was recently put in place.

At this time the Board agreed to have a sign posted at the Clubhouse for unauthorized usage. This post will state that anybody violating the rules and regulations will be prosecuted accordingly.

It was also informed to the membership that a complaint was filed with Waste Management for leaving the enclosure doors unlocked. If owners continue to see to please report it immediately to the Waterways office.

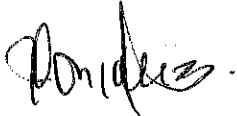
Stefany mentioned that the attorney is still reviewing the revised Rules and Regulations to determine if amendments are needed.

An agreement was made by the Board to waive the \$30 for the application of residency when a minor that has been residing in the unit becomes of age.

Adjourn:

Jim St. John made a motion to adjourn the meeting at 3:24 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 black ink, appearing to read "Jennifer Placeres", with a small flourish at the end.

Jennifer Placeres, LCAM

Waterways Association Management