

MINUTES TO THE PEBBLE SHORES CONDOMINIUM ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

December 3, 2020

Call To Order:

The meeting was called to order at 3:03 P.M. Present at the meeting via conference were the following directors: Donna DelMonico, Stan Russell, Jim St. John Douglas Macbeth, and Christopher DeSalvo. A quorum was established. Let the minutes reflect that Jennifer Placeres and Stefany Cordoba from Waterways Association Management were also in attendance.

Approval Minutes:

No meetings were approved at this time since previous meeting minutes were still incomplete. Additional information will be submitted for the completion of such minutes to be presented at the next BOD meeting for approval.

Old Business:

A duct cleaning update was provided by Jim St. John and Tony. They will work together on the schedule to be sent to all members.

The Board thanked Tony for the watering repairs as he was able to complete the project at a cost of \$6,900 instead of the \$20,000 approved amount.

Tony provided updates on several items related to the maintenance of the community. It was also mentioned that Stan Russell has addressed multiple maintenance issues.

New Business:

At this time Becky Easlick presented her landscaping proposal to be considered. A motion was made by Jim St. John to approve a budget of \$15,000 for planting and \$2,000 for landscaping improvements. His

motion was seconded by Stan Russell and so approved by the unanimous consent of most of the members.
Christopher DeSalvo abstained from voting.

The Board agreed to send a vote to the membership with the Annual Meeting mailout to allocate \$100,000 of the surplus to the reserves.

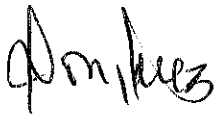
It was also requested that a homeowner's directory is added to the newsletter for all member's information.

he unanimous consent of the Board.

Adjourn:

At this time Jim St. John made a motion to adjourn the meeting at 4:45 P.M. His 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". The signature is written in a cursive, somewhat stylized font.

Jennifer Placeres, CAM

Waterways Association Management