

PEBBLE BEACH VILLAS

BOARD OF DIRECTORS MEETING

MEETING DATE: THURSDAY, APRIL 4, 2024
MEETING TIME: 10:02 A.M.
MEETING PLACE: PEBBLE BEACH VILLAS CLUBHOUSE

MEETING MINUTES

1. CALL TO ORDER: Kevin called the meeting to order at 10:02 a.m.
2. ROLL CALL: Present were Kevin Kelly, Don Groshong, Steve Croft, Janice Buchwald, Dave Chisholm, Ken Quinn; absent, Bette Tsoutsouras,
3. APPROVAL OF MINUTES: Kevin moved to approve the Minutes from 3/14/2024 and to waive the reading of the Minutes. Don seconded the motion and all approved.
4. OLD BUSINESS: NONE
5. NEW BUSINESS:

A. ROOFING PROJECT REVIEW:

A ROOFER REPRESENTATIVE PRESENTED A REVIEW OF THE PROJECT, PRECEDING AS EXPECTED WITH THESE FEW MINOR ISSUES, EXTRA PLYWOOD AND BUILDING B FACIA BOARD REPAIR AND PAINTING. THE INSIDE STRAPPING FOR ALL ROOFS WILL BE COMPLETE BY THE THIRD WEEK IN APRIL

1. INTERNAL CLIPS WILL BE COMPLETED BY 4/5/2024
2. OLD ROOF DEMOLITION PROCEEDING AHEAD OF SCHEDULE

B. INSURANCE PLAN RE ROOFING IMPROVEMENT:

KEVIN AND STEVE WILL PUT TOGETHER A PACKAGE FOR PBV INSURANCE AGENTS, SO WE CAN GET MORE INSURANCE QUOTES AND BETTER PRICING FROM INSURANCE COMPANIES.

C. POOL ISSUES:

A LEAK IN THE POOL HOUSE RELATED TO DISCONNECTED SOLAR PANELS HAS A TEMPORARY PATCH; HOWEVER, IT IS APPARENT THAT A COMPREHENSIVE REVIEW IS REQUIRED FOR ALL POOL HOUSE EQUIPMENT. THE VENDOR POOL KEEPER WILL CONDUCT A REVIEW AND PROVIDE A PROPOSAL

D. MAJOR PROJECTS FINAL 2025 LIST:

STEVE CROFT HAS PROVIDED A FINAL LIST, WHICH THE BOARD ACCEPTED AS PRESENTED. THE APPROVED PROJECTS LIST IS POSTED ON OUR WEBSITE AND A COPY IS POSTED IN THE CLUBHOUSE

E. TACTICAL PROJECTS UPDATE:

- NEW BLINDS INSTALLED IN GARAGES
- NEW CLUBHOUSE BULLETIN BOARDS INSTALLED
- NEW CABINETS INSTALLED IN CLUBHOUSE
- 12 NEW GARAGE DOORS PAINTED ON THE INSIDE
- ALL STAIRS HAVE BEEN REPAINTED
- CLUBHOUSE PATIO AREA REPAINTED

F. LANDSCAPING UPDATE: PESTICIDE VENDOR, TREE TRIMMING VENDOR, LANDSCAPER REVIEW:

DAVE PROVIDED AN UPDATE ON ISSUES THAT RELATE TO LANDSCAPE VENDORS. HE AND MIKE GALLAGHER WILL REVIEW THE PERFORMANCE OF EACH VENDOR. DAVE ALSO REPORTED THAT HE RECEIVED \$1500.00 FOR PROPERTY BEAUTIFICATION.

G. ADMINISTRATIVE MATTERS:

- **ANNUAL PROCESS DEVELOPMENT:**
THE BOARD DISCUSSED DEFICIENCIES IN ANNUAL PROCESSES. FURTHER DISCUSSION IS REQUIRED TO ADDRESS THIS MATTER, WHICH HAS BEEN DEFERRED UNTIL LATER IN 2024
- **OWNER COMPLIANCE ISSUES:**
THE BOARD REVIEWED AND DISCUSSED THE ONGOING SIGNIFICANT PROBLEMS RELATED TO OWNERS COMPLIANCE WITH PBV RULES & REGULATIONS. THE BOARD IS WORKING WITH PBV LEGAL COUNCIL TO ESTABLISH CRITERIA TO IMPOSE A FINE UP TO \$1000 OR

MORE CONSISTENT WITH PBV POLICIES AND PROCEDURES. DON ALSO RECOMMENDED THAT THE PBV RULES AND REGULATIONS BE UPDATED TO PROVIDE FOR RULES ENFORCEMENT

- **VENDOR STANDARDS:**

THE BOARD NEEDS TO DEVELOP STANDARDS THAT INSURE THAT VENDORS ON PBV DO QUALITY WORK. .THE ISSUE REVOLVING AROUND THE FAILURE TO REVIEW AND APPROVE VENDOR WORK AFTER JOBS ARE COMPLETED.

- **SURFEDGE COMPLAINTS:**

A NEIGHBOR HAS SENT MANY FRIVOLOUS COMPLAINTS TO THE BOARD. EM WILL MANAGE THE PROCESS AND COMMUNICATE TO THE BOD FOR ACTION, AS DETERMINED

6. OWNERS' PARTICIPATION:

OWNERS RAISED QUESTIONS ON THE BEACH GATE CHANGES. DON INDICATED THAT THE GATELOCK IS BEING MODIFIED FOR DLOSURE TIMES ASDIRECTED BY INDIAN RIVER COUNTY.

7. ADJOURNMENT: KEN MADE A MOTION, SECONDED BY STEVE AND APPROVED BY ALL MEMBERS TO ADJOURN THE MEETING AT 11:40 AM.