

PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION INC.

Bob Carter, President

Bette Tsoutsouras, Vice President

Al Jakelis, Director

Ralph McMrea, Treasurer

Steve Brittingham, Director

Catherine Dowhan, Secretary

Susan Hansen, Director

Annual Owners Meeting

MEETING DATE: January 19, 2012

MEETING TIME: 1:00 PM

MEETING PLACE: Pebble Beach Villas Clubhouse

CALL TO ORDER: Bob Carter called the meeting to order at 1:00 PM

ROLL CALL: Bob Carter, Bette Tsoutsouras, Catherine Dowhan, Al Jakelis, Steve Brittingham, Susan Hansen, Rick Kimes, and Ralph McCrea by Conference call.

PROOF OF NOTICE: Notice was placed on all fifteen Bulletin Boards and on the PBV website in advance.

MEETING AGENDA:

Bob Carter welcomed Steve Brittingham and Susan Hansen to the Board of Directors.

DRY WALL/ DRAINAGE PIPES: Vic Dalrympal talked on the conference phone about Law 718.111 and the replacement of sheet rock and dry wall. Owners are responsible for all interior of the condo. Owners are responsible for the removal of all damaged dry wall as a result of water damage, and the association is responsible for replacing the dry wall. The Association is responsible for water damage inside the sheet rock and common usage areas. The source of the problem is determined by the insurance inspection.

The Association is responsible for outside drainage lines. The owner is responsible for inside drainage lines. This issue will go out to bid for maintaining the AC outside drainage lines and the Board will be informed by Rick Kimes about the bids.

**PEST/RODENT PROBLEM:** We have bids from Orkin and from Spensor concerning the rodent problem. Traps are now inside and outside all unit common areas. The Association will contact the Health Department. Bette Tsoutsouras will write a letter for approval by Elliot Merrill. She will also write a letter to all owners with suggestions on how to prevent pests and rodents inside storage units and garages.

**RESEALING PARKING LOT:** The Board currently has three bids concerning the parking lot sealing. These bids are good until June. Rick Kimes will find out what company did the sealing in 2005. At the March 29, 2012 Board meeting, a bid will be selected. The paving needs to be resealed every three to five years.

**CLUB HOUSE FIRE ALARM/ TELEPHONE:** The Board will be installing six smoke detectors in the Club House to replace the fire alarm which is not required by our insurance. Bob Carter made a motion to remove the fire alarm and Bette Tsoutsouras seconded it. All Directors voted yes. Bob Carter made a motion that we install WiFi in our Club House through AT&T and it was seconded by Susan Hansen. Steve Brittingham and Catherine Dowhan voted No and the rest of the Board voted Yes. The motion was passed.

**CLUB HOUSE BATHROOMS/ REMODELING:** The Committee that will meet to discuss costs and methods to remodel the bathrooms consists of Steve Brittingham, Gerald Rieth, Gus Keramidas, and Susan Hansen. Ten Thousand dollars was suggesting as a cost ceiling. Heaters, cabinets, toilets, mirrors, wall board, tile, and lights will be removed or replaced as well as updating the interiors. The bathrooms will meet handicap standards.

**BUILDINGS/REPAINTING:** It has been recommended that our buildings be painted every seven years. It was last done in 2004. Rick Kimes will get bids for this 2012 project. A committee will be formed to investigate our outside lighting.

Rick Kimes will bring an expert on pool heating to talk to the Board about an electric pump to replace propane to use with the solar panels.

**RULES & REGULATIONS REVISIONS:** This issue will be discussed at the 10:00 AM March 29, 2012 Board meeting.

ADJOURMENT: Bob Carter moved to adjourn the meeting at 2:40 and it was seconded by Al Jakelis.

Sincerely,

Catherine Dowhan