

PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING

MEETING DATE: January 23, 2013

MEETING TIME: 10 AM

MEETING PLACE: Pebble Beach Villas Clubhouse

CALL TO ORDER: Bob Carter called the meeting to order at 10 AM

PROOF OF NOTICE: Notice put on all fifteen bulletin boards 48 hours in advance

ROLL CALL: Bob Carter, Bette Tsoutsouras, Catherine Dowhan, Al Jakelis, Bud Rodgers, Susan Hansen

Confirmation of Officers:

President - Bob Carter

Vice President - Bette Tsoutsouras

Treasurer - Ralph McCrea

Secretary - Catherine Dowhan

Director - Al Jakelis

Director - Susan Hansen

Director - Bud Rodgers

Bob Carter reiterated from the annual meeting all the projects that were accomplished in 2012 and their respective costs. Larger projects such as all buildings being painted, the parking lot resealed, and the pool surface redone are completed.

Portable Air conditioners were discussed because of reported problems from some upstairs owners. Paul Ives will post information on some solutions for this problem.

Condensation lines will be blown out January 30th, it is necessary to have owners permission to perform this task.

The Clubhouse has a new air conditioner and a service contract. All mold has been removed.

Bud Rodgers has repaired damaged railings and there are no cracks at this time.

Al Jakelis gave a report on our current Landscaping. Native green has removed the cinch bug problem. Hibiscus that were invaded have been sprayed and are doing well. Some Live Oak trees had to be removed to to

bracket fungus. Button Wood and palms are doing well along our boundaries. A future burme was discussed to increase privacy and help with noise in front of G and A buildings. Underground electric will be taken into account. The hedge near building D will be replaced. Silver button Wood is very tolerant and will be used to replace some plantings.

Bette Tsoutsouras personally did all the new Directories and the Rules and Regulations Booklet that has been given to all owners. She urged all owners to check out our wonderful Web Site.

Susan Hansen was thanked for all her hard work in the Clubhouse.

Emergency lights have been installed in the garages.

Adjournment: Bob Carter moved the meeting be adjourned at 11AM and was seconded by Al Jakelis.

Sincerely,
Catherine Dowhan