

Pebble Beach Board of Directors Meeting
January 30, 2018

Catherine Dowhan, Secretary

The roll was called and present were Bob Carter, Bob Gardell, AL Jakelis, Bette Tsoutsouras and Catherine Dowhan.

All 15 bulletin boards containing the meetings agenda 72 hours prior to the meeting.

A motion to appoint Paula Decibels to the Board was made by Paul Ives and seconded by Bob Carter. All directors voted in the affirmative.

Bob Carter told the board that he met with Craig Merrill to discuss managerial issues. Craig Merrill agreed to replace Rick Kimes with a different manager within two weeks, and would also provide us with a document containing all the maintenance duties the maintenance man is expected to perform. He was also provided a new management agreement crafted by Mr. Carter. Before signing it, Mr. Merrill stated that it would have to be approved by his attorney.

Bob Carter also read a kitchen stack cleaning proposal previously provided from Meeks Plumbing. The proposal called for cleaning all 32 kitchen stacks on all eight buildings at a cost of \$3,200. Carter relayed that it was Meeks' General Manager's position that we would be best suited to clean all the kitchen lines that feed into the stacks with a cleaner called Bio One. Without voting on the proposal, the board spoke of the possibility of providing a cleaner to all 72 units. This matter was placed in abeyance until we researched other various cleaners.

Bob Carter read a paragraph from the legal opinion provided by our attorney Chuck McKinnon. Paraphrasing, the association cannot enter an owner's apartment without permission absent reasonable suspicion that the apartments dryer is improperly vented and causing a fire hazard. Bud Rodgers provided a business card from a contractor who would inspect, alter, clean, and install a dryer vent. This card would be disseminated via email to all owners.

Ralph McCrea informed that after speaking with IRS Manager Robbe Stabe, an attempt to secure an agreement is in the works to have the owners to the north of our property, share in the expense of replacing our fencing with the Town of Indian river Shores.

Bob asked the board and owners present whether they all read the flood insurance report crafter by Kevin Kelly. There were no negative responses. Based on the facts located in the report, Bob Carter moved the board not to renew the flood policy due to expire in June, 2018. The motion was seconded by Catherine Dowhan. With Bob Gardell voting against the motion and Paula Decubellis abstaining, the remaining board members voted for the motion.

The meeting was adjourned at 11:00 AM.

