

**PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF OWNERS**

MEETING DATE: January 9, 2012

MEETING TIME: 10 A.M.

MEETING PLACE: Pebble Beach Villas Club House

CALL TO ORDER: The meeting was called to order at 10 AM by Ed Roberts.

ROLL CALL: Ed Roberts, Ralph McCrea, Bette Tsoutsouras, Catherine Dowhan, Bud Rodgers, Al Jakelis, Bob Carter, Rick Rimes

PROOF OF NOTICE: Placed on all fifteen bulletin boards

AGENDA:

Ed Roberts was selected as chairman of the meeting. All said aye. The reading of the Minutes from the December 2, 2011 meeting was waived by the board. Al Jakelis read the names of residents who have passed away this year and requested a minute of silence for them.

REPORTS OF OFFICERS:

Ralph McCrea gave the Treasurers report. Our financials are sound. The report was open to questions from the owners. Our basic Treasurer's Report will be added to our Web Site. The budget will be discussed further by the new Board of Directors. The budget is basically the same as 2011; however, the distribution of funds will change. The tennis court, pool, pool heater, and the parking lot have all been worked on. The remodeling of the bathrooms in the Club House will be discussed by the new board. The painting of our buildings has been planned for in our 2012 budget.

Landscaping Report: Al Jakelis discussed the replacement of the Oleanders with Bittenwoods plants. The grounds and landscaping was over budget because of new plants, irrigation replacement, and solving the cinch bug problem. True Green has been replaced by Native Green. New mulch will be needed. Our pool will need to be fenced in between building F and the pool because of insurance rules. The fencing issue will be discussed in February with Vic, our insurance man. The new board will discuss the issue. Heavy rain has caused the need for better drainage in the down sprouts for several buildings.

Bud Rodgers discussed our pool solar panels, our new more effective pump for the pool, needed resurfacing of the top of the pool itself, and the need to re-coat our parking lots. He discussed the issue of sheet rock that has been damaged by water, and the drainage for the AC individual units. The new board will address the sheet rock and AC drainage issue. He also noted that the fire alarm in the club house is not required by our insurance.

Bob Carter discussed the remodeling of our club house bathrooms. He has done a great deal of research. We will need only one stall in the ladies room, replace the vanities, painting and tile work. The new board will make decisions at a future meeting.

Bette Tsoutsouras reminded owners that Tuesday, January 10th was the last day to submit changes for the Pebble Beach Villas Directory. Jean McCauley moved to accept the minutes from our last annual meeting and it was seconded by Al Jakelis.

CONFIRMATION OF NEW BOARD:

Al Jakelis thanked Bud Rodgers for his 12 years of service and Ed Roberts for his hard work as our President. The 2012 Board members are

President: Bob Carter

Vice President: Bette Tsoutsouras

Treasurer: Ralph McCrea

Secretary: Catherine Dowhan

New Board members are Steve Brittingham and Susan Hansen.

Al Jakelis, Ralph McCrea, and Bette Tsoutsouras are serving the remainder of their two years.

ADJOURNMENT: Ed Roberts moved to adjourn the meeting at 10:45 and it was seconded by Bob Carter.

Sincerely.

Catherine Dowhan