

PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 13, 2017
1:00PM

CALL TO ORDER; President Ralph McCrea called the meeting to order at 1:05 PM.

Proof of Notice: Placed on all fifteen bulletin Boards 48 hours in advance.

Roll Call: Ralph McCrea, Susan Hansen, Bud Rodgers, Catherine Dowhan, Bob Gardell, Al Jekelis

Meeting Minutes: Minutes of the August 21, 2017 meeting were approved with an amendment to include the \$7,100 cost and filters. All were in favor.

Agenda:

Insurance Update: Vi Dalrymple

Our last year's insurance policy was passed out along with the new one, which includes hurricane coverage with windstorm buy-back. Our deductible is set on a per building basis for a total of \$25,000 per building and a \$1.5 million appraisal per building. Our coverage is up approx. \$1,100 which covers damage on main water main bursting and unit damage. Bob Gardell made a motion to accept the new American Coastal policy for 2017-2018. 2nd. by Bud Rodgers. Susan Hansen voted for Bette Tsoutsouras by proxy. All were in favor.

We discussed flood damage. The cost is currently 3 million, 80% of appraised value, 1.5 million per building. Building D is currently in a flood zone and would require flood insurance. We will discuss and vote on this at the October 27, board meeting.

Roofing Bids: We have three bids. All bids have a separate bid for Building A that needs roof replacement. The removal of solar panels on Building H. were discussed. Ralph, Bud, and Bob are going to talk with the roofing companies. Ralph made a motion for this action. 2nd by Catherine. All were in favor.

Fence: The fence on the property to our north was discussed. Ralph has written a letter to Mayor Barefoot. We are asking the Town Council to revisit this issue at the regularly scheduled meeting October 26, 2017 and agree to pay for and install a new fence on the south side of the Town owned 5 Ft. pathway. Bob motioned to send the letter from the board and agreed to authorize Ralph to agree to split the \$12,000 cost if necessary. 2nd by Susan. All were in favor.

Awning Status: Our new awning will be installed in ten to twelve weeks. The cost will be \$6,276.00 with a five-year warranty. Paul Ives suggested a plastic plate be installed on tables to remind people to close the umbrellas when not in use.

Clubhouse Air Conditioner: Ralph will get the information from our contract with Smith AC.

Old/New Business

Our beach access entry is on an indefinite time schedule.

Al Jakelis discussed the clean-up costs from the recent hurricane. He recommends not putting in new mulch this year and to use the money for trees and trimming.

We discussed the Elliot Merrill property agreement. We have an onsite manager for 24 hours per week. Many do not feel requests are being fulfilled. Bob Carter agreed to do further investigation into our options and we will form a committee.

We currently need a new 4 X 6 American Flag.

Adjournment: Ralph McCrea adjourned the meeting at 3:25 PM.

Sincerely,
Catherine Dowhan