

## PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION

### BOARD OF DIRECTORS MEETING

OCTOBER 27, 2017: 10AM

CALL TO ORDER: President Ralph McCrea called the meeting to order at 10:00 AM

PROOF OF NOTICE: On all fifteen bulletin boards 48 hours in advance.

ROLL CALL: Ralph McCrea, Susan Hansen, Al Jakelis, Bud Rogers, Bob Gardell, Catherine Dowhan, Bette Tsoutsouras

READING OF PREVIOUS AGENDA: The minutes from October 13, 2017 were read by Catherine Dowhan, adding an amendment to read: The new flood maps are out but not yet available and we have a maintenance man, not manager, on site 24 hours weekly. Motion to approve by Ralph McCrea, 2nd by Susan Henson, all were in approval.

#### AGENDA:

Roof Bids: We discussed waiting to replace all roofs in six years with the removal of the solar panels on building H to be decided then. A motion was made by Bud to accept the bid of \$23,720. to repair buildings A through H from Crowther Roofing with a year warranty, 2nd. by Susan. All were in approval.

Flood Insurance: Since all owners want security we discussed postponing a vote until the new flood map is available to us. Owners can purchase flood insurance at any time. A motion was made by Ralph, 2nd. by Bob. The motion passed. Kevin Kelly, Vic Dalrymple and Bob Gardell will study flood Insurance facts and report back to the board in mid February for the board's March meeting.

Security Cameras: Susan and Jay Hansen, Ralph and Tim, our maintenance man, will report back to the board on repairs to our security cameras.

On Site Maintenance: Susan and Ralph will compile a list of responsibilities and report back to the board.

Beach Access: November 8th or 9th is the target date for repair for our beach access.

Irrigation System: Al with Bob Carter and Tim will inspect each zone and report back to the board. They will make a map of the sprinkler heads on our property.

Old/ New Business: Ralph reported our new Clubhouse awning by Major Canvas will be ready in three weeks.

Our new 4x6 American flag is up now. The ordering of a new 4x6 American glad when needed will be on Tim's list of responsibilities in the future.

New parking permits are needed for this year. Susan recommends a reminder note for cars not showing a parking permit. The Indian River Shores Police will be checking for permits and cars will be towed if needed.

Al discussed our landscaping. He has been checking for damage. Many plants, bushes, and trees have been reduced from the hurricane causing a need for more mulch. Many planters have been damaged. The cleanup cost was a total of \$3,600. Al and Jay Hansen have discussed a need for a landscaping emergency fund. Ralph felt we might make contingency fund for emergencies.

CPR sessions and Defibrillator training are available through the Indian River Shores Police Department at our Clubhouse.

Adjournment: Ralph adjourned the meeting at 11:30 AM.

Sincerely,

**Catherine Dowhan**  
[cdowhan@aol.com](mailto:cdowhan@aol.com)