

**Pebble Beach Villas Condominium Association, Inc.
Board of Director's Meeting**

Meeting Date: Friday, December 2, 2011
Meeting Time: 10:00 A.M.
Meeting Place: Pebble Beach Villas Clubhouse

Call to Order: The meeting was called to order at 9:50 A.M. by Ed Roberts

Roll Call: Directors present: Ed Roberts, Catherine Dowhan,
Bud Rodgers, Bette Tsoutsouras, Rick Kimes

Proof of Notice: Notice placed on all fifteen bulletin boards

Agenda: A motion was made by Ed Roberts to waive the reading the the minutes from the last meeting and was seconded by Bud Rogers.

The decision to keep or not keep the club house fire alarm was tabled until the next meeting.

The 2012 budget remains the same amount of money with changes made to line items. The Reserve fund is in good condition. Our maintenance will remain the same as last year. We will review with Al Jakelis the situation with the grounds and replacement plants. Our pool heater will save us money and the solar panels are working well.

The bathrooms in the clubhouse will be updated in 2012. A motion was made by Ed Roberts to adopt the 2012 budget and seconded by Bette Tsoutsouras. All directors present voted approval.

Adjournment: Ed Roberts moved to adjourn the meeting at 10:20 and it was seconded by Bud Rodgers.

Catherine Dowhan
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