

PEBBLE BEACH VILLAS BOARD MEETING

PEBBLE BEACH VILLAS BOARD OF DIRECTORS MEETING
MARCH 14, 2019

The meeting was called to order by Bob Carter at 10 AM.

Roll Call: Bob Carter, Paul Ives, Kevin Kelly, Al Jakelis, Catherine Dowhan

Proof of Notice placed on all fifteen Bulletin Boards 72 hours in Advance

Bob Carter introduced our new Indian River Shores Town Manager, Joe Griffin.

The Minutes were read and approved. The Minutes are available on the PBV Web site.

Steve Croft presented finding from a review he did of our Reserves indicating a potential short fall of \$160,000. Subsequently Kevin Kelly made a motion, seconded by Paul Ives and unanimously approved as follows: The Board of Directors appoints a Reserves Review Committee to be chaired by Steve Croft with members including Paul Ives, Kevin Kelly, Pete Probasco, and John Papageorge.

This committee will assess the adequacy of funds and provide a written report to the Board by October 2019 of the alternatives.

An Addition to PBV Rules & Regulations has been approved by the board, motion by Kevin Kelly, 2nd. Bob Carter, as follows:

A unit owner is responsible for the costs of repair and replacement to his/her unit, and to the property of other unit owners and the Association which may be damaged by intentional conduct, negligence, or failure to properly inspect and maintain fixtures and appliances in their Unit according to industry codes, standards and accepted practices. This includes, but is not limited to: hot water heaters, bathroom fixtures, dishwashers, clothes washers their hoses and connections. The Board requires owners and tenants and guests to turn off the main water value when the unit is to be unoccupied for more than two weeks. Replacement of all older rubber hoses connected to washers is recommended.

A motion was made by Paul Ives, 2nd by Bob Carter, the Board of Directors approved \$500. yearly for the Social Committee. Receipts and records will be kept by Geri Ives. No profit can be made by the Social Committee.

Bob Carter has requested that Elliot Merrill, Mike Gallagher, install signs at all garbage bins that cardboard boxes need to be broken down prior to placement in recycle bins.

Elliot Merrill will have Pete Shaprio develop Reserve specifications by October, 2019.

Paul Ives will work with Scott on maintenance of our security cameras.

Paul Ives motioned, 2nd by Bob Carter, Board approved: a \$ 1505. estimate by Five Star Fencing Co. to furnish and install two 4 ft. green walk gates with new hinges, using existing Magna latches and self closers. They will core drill and replace two 2"5"green line posts on the tennis courts.

Mike Gallagher will research alternatives to RoundUp on the property.

Kevin Kelly reviewed the status of moving some Reserve Funds to CD's to generate more income. Two Banks chosen at 2.7% and 3.05%. We will earn about \$10,000 more yearly.

Mike Gallagher gave a financial review through the end of January. We are \$919. under budget. We will get a refund from the City of Vero Beach due to an overcharge. Requests for Scott can be placed in the box in the pool area. Susan Henson has compiled a list of chores, weekly and monthly. Some projects are done during the summer months. The pool awning will be removed in advance of a hurricane.

Bob Carter adjourned the meeting at 11:45 AM.

Catherine Dowhan
Secretary