

# **PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING**

**MARCH 18, 2011 10:00 AM PEBBLE BEACH VILLAS CLUBHOUSE**

- 1. CALL TO ORDER:** The meeting was called to order by Ed Roberts at 10:00 am.
- 2. ROLL CALL:** Members present were Robert Carter, Catherine Dowhan, Al Jakelis, Ralph McCrea, Ed Roberts, Bette Tsoutsouras, and Rick Kimes from Elliott Merrill.
- 3. PROOF OF DUE NOTICE:** Notice was posted on all 15 bulletin boards throughout Pebble Beach Villas. All Board members were notified on March 10, 2011.
- 4. RENTER'S FEE:**

**Elliott Merrill (EM) will send a letter to all owners who have not submitted a lease agreement with the \$100 fee. All leases/purchases currently go through Ed Roberts, to Elliott Merrill, then to all Board members. The last update on rental/lease agreements and fees was in 1998.**

**The question arose, Can the Board make changes in the Rules and Regulations without a 75% vote of the general population? A motion was made by Ed Roberts and seconded by Bob Carter to obtain a written legal opinion from Charles McKinnon concerning changes by the Board in renters' fees.**

- 5. TREE TRIMMING BY COUNTY (EAST FENCE) AND BY TOWN OF INDIAN RIVER SHORES (NORTH FENCE):**

**We are in the process of replacing the diseased Oleanders along our east fence with a Silver Buttonwood hedge. In order for the new hedge to do well, Bob and Jeff Stabe, our landscape maintenance and architects, maintain that the Sea Oaks hedge on the County side of the fence must be cut to allow our new hedge to get enough sunlight. Mr. Michael Zeto, Assistant Indian River County Administrator, was contacted by both Jerry Reith and Al Jakelis and asked to have the County cut the Sea Oaks. He maintained that before he could consider the request, a formal vote by the Pebble Beach Villas Board at a duly noticed meeting be taken. A Board**

vote was taken and passed unanimously in favor of having the Sea Oaks cut.

Also discussed was the trimming and clearing of the 5 acre park on the North side of our property that belongs to the Town of Indian River Shores. They began clearing the first third but stopped when it was brought to their attention that tortoises are living on the property. After some discussion by the Board and residents of Pebble Beach Villas, a motion was raised to ask the Town of Indian River Shores to continue the clearing up to the dune line if possible or at least cut back the undergrowth and trim the palms back 5 feet from the north fence for fire protection. All members voted for this except Ed Roberts.

Rick Kimes was then to send letters and a copy of the Board Minutes to Indian River County and the Town of Indian River Shores.

**6. PARKING LOT RESURFACING:**

We have a quote of \$1,200 to repair broken areas. Ralph McCrea made a motion to get repairs, seconded by Al Jakelis. The Board voted 100% in favor.

**7. SHUFFLEBOARD RESURFACING:**

Ed Roberts has received a quote of \$1,700 from Lancelot. The Board agreed to obtain other bids.

**8. PATIOS:**

Six letters have been sent to those owners whose patios are over 48" deep. Roberts made a motion, seconded by Bette Tsoutsouras, that 48" patios be accepted as the norm This was voted on and passed, with one dissenting vote. The point was made that since patios are considered Common Elements they are covered by insurance.

**9. ELLIOTT MERRILL CONTRACT PROCESS REVIEW:**

Bob Carter and Bette Tsoutsouras will review the Elliott Merrill management agreement currently held with Pebble Beach Villas. The Board will send an email to EM requesting cancellation of the EM Website.

**10. ADJOURNMENT:**

Ed Roberts moved to adjourn at 11:10 AM. The motion was seconded by Ralph McCrea.

**Sincerely,**

**Catherine Dowhan**

**Pebble Beach Villas Condominium Association, Inc.**