

PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 20, 2018
10:00 AM

Bob Carter called the meeting to order at 10:05 AM.

The Roll was called and present were: Bob Carter, Paul Ives, Bob Gardell, Catherine Dowhan, Al Jakelis.

All 15 Bulletin Boards contained the meeting agenda 72 hours prior to the meeting.

The Minutes were read from January 30, 2018 and approved.

Bob Carter introduced our new manager, Mike Gallagher, from Elliott Merrill. We had a discussion about Projects and Repairs.

Al Jakelis informed us due to drought we postponed planting. We decided to use grass instead of mulch in many cases.

Lugert's plans for the use of the property to our north will be presented to the Indian River Shores Board for possible approval at the meeting scheduled for May 17, 2018.

Our summer maintenance list includes cracks in pillars, soffit repair from bird holes, and pavement repair where needed, these are currently out to bid.

It was noted Tim is doing a good job with sprinkler maintenance.

Our Clubhouse cleaning schedule starting May 14 will be every two weeks. Trash collection will be once a week. Bob Carter will send a summer project list for Tim to Elliott Merrill. This will include weekly wet sprinkler checks, video checks, rat trap baiting and, when needed, vacuuming sand in pool, blowing walk ways and painting of common storage and laundry rooms. Paul Ives will set the timer Clubhouse lights. He and Tim will collect laundry money through the summer.

Bob Carter was thanked for his help getting our beach access opened by IR Country. A letter will be sent to owners recommending replacement of hot water heaters every 8 years to avoid flooding problems.

Bob Carter adjourned the meeting at 10:35 AM.

Catherine Dowhan, Secretary