

# **PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**APRIL 29, 2016 10AM**

Meeting called to order by president Ralph McCrea at 10 AM.

Proof of notice: on all fifteen bulletin boards 48 hours in advance.

Roll call: Ralph McCrea, Bob Gardell, Catherine Dowhan, Al Jakelis, Susan Hansen, Bud Rodgers

Minutes of last meeting: Read by Catherine Dowhan. After reading of minutes Ralph McCrea corrected an error about dryer vents. To read "Victor will find out what units have a dryer." With that correction the minutes were approved. Rick Kimes reported there are 41 units with dryers and he will write telling owners they need to meet the code. He will include a copy of the code.

Ralph McCrea reviewed an earlier proposal to add a light post in front of building G. He asked for a motion; hearing no motion the proposal was dropped.

There was a motion to purchase a defibrillator, \$ 1385.00, from Florida Heart. CPR to be placed outside the club house. Victor will determine the location. Motion was approved and Elliot Merrill will purchase the defibrillator.

Susan Hansen lead a discussion about security cameras. There was general agreement that two cameras at the entrance and one at the gate to the beach will provide adequate security. Rick Kimes will get cost estimates. A final decision and placement will be made at the next board meeting.

Susan showed us a mock-up of the parking pass for renters and guests showing the dates of occupancy that will be placed in the front left windshield. Susan motioned to have Rick Kimes to check on costs limited to one hundred dollars. It was seconded by Ralph; the motion carried.

Some units are putting "decorative" items in front of their apartments. A letter will be written to the offenders asking them to remove the items.

Elliot Merrill will write to all owners advising them to turn off the water valve before leaving. An owner would be responsible for leaks occurring because they neglected to turn off the water.

A meeting with Robert Stape, Town Manager of Indian River Shores, will be arranged to discuss what the town is planning to do with the property just north of our lot line. The town has ordered a survey of the property. We will work with the town to make sure our property line is maintained and beach access guaranteed. A board meeting will be called to report of on the town's action.

If an accident/ emergency occurs in the common areas, as has happened in the ladies' restroom, it should be reported so Elliot Merrill can take corrective action.

A motion was made by Susan Hansen to adjourn, seconded by Bob Gardell; all were in favor. Meeting was adjourned at 11:30 AM.

Sincerely,  
Catherine Dowhan