

PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 4, 2017 2PM

Call to Order: President Ralph McCrea called the meeting to order at 2PM

Proof of Notice: On all fifteen Bulletin Board 48 hours in advance

Roll Call: Ralph McCrea, Bette Tsoutsouras, Bob Gardell, Catherine Dowhan, Susan Hansen, Al Jakelis, Bud Rodgers,

Agenda:

Flood Insurance Cancellation (June 1, 2017)

Motion to cancel: Susan Hansen; 2nd by Bette Tsoutsouras. Motion failed.

Repair of roof tiles & capping- bid discussion

Rick Kimes recommended Crowther. Motion to hire Crowther: Ralph McCrea; 2nd by Bob Gardell. All were in favor.

Mail Boxes accessibility: Motion to investigate a Railing: Catherine Dowhan; 2nd by Ralph McCrea. All were in favor.

Old Business:

Soffit/Fascia In investigation- Extent of Work.

The board recommends more investigation, planning and saving in the reserve account, perhaps waiting until the roof needs replacement in seven years.

IRS Sale of 5.5 acres to the north of PBV.

We will retain the hedge. The walkway on this property will be seven feet wide. The fence is tabled for a new budget discussion. Ralph will be having a meeting with IRS chairman soon.

Rat Control.

We have new spring loaded traps and will have new weather strips on doors to garages. It is strongly recommended that all owners clean storage units and garages. Cardboard and plastic and any material attractive to rats should be removed.

New Business:

Removal of \$100 fee for Sale of Unit: Motion: Susan; 2nd by Bud. All were in favor.

Golf Cart W/ portable shed for maintenance person

More information is needed and will be discussed at the next board meeting.

Adjournment:

The meeting was adjourned at 2:05.

Sincerely,
Catherine Dowhan

