

PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION

BOARD OF DIRECTOR'S MEETING

MEETING DATE: May 3, 2012

MEETING TIME: 10 A.M.

MEETING PLACE: Pebble Beach Villas Clubhouse

CALL TO ORDER: The meeting was called at order by Bob Carter at 10 A.M.

PROOF OF NOTICE: Notice was placed on all fifteen Bulletin Board 24 hours in advance.

ROLL CALL: Bob Carter, Bette Tsoutsouras, Catherine Dowhan, Ralph McCrea, Al Jakelis, Bud Rodgers, Susan Hansen

Old Business:

Al Jakelis moved the minutes from the March 29, 2012 meeting be accepted, seconded by Ralph McCrea. All voted yes.

Bob Carter and Ralph McCrea spoke with the accounting department of Elliot Merrill, who agreed to have expenditures reflect the corresponding reserve account number on our financial reports. The power washer was not part of the bathrooms budget and cost \$481.96.

New Business:

Painting of all buildings:

Three bids were received. The board agree to include the painting of the shutters. Sliders and frames will be the responsibility of individual owners, not the Boards. Precision's bid includes power washing, priming and painting. The bid includes the railings in front of the upstairs sliders. A motion was made by Bob Carter, seconded by Al Jakelis to accept Precision's bid. The Board all voted to accept Precisions bid to paint all designated areas of our condominiums as reflected in the bid. The cost of the project is \$74,209.

The tone of the paint color needs to match the original color. The tone will be selected by Susan Hansen. This will be a satin finish and all shutters will be painted the same color.

Resealing of the Parking Lot:

Al Jakelis moved we continue with Perry Asphalt. Their bid was \$8315. Bob Carter seconded and all voted in favor. The painting will be done in June and the resealing will be done in July.

Resurfacing of Pool:

It will be \$3,200. Mark Mahoney is recommended by Rick Kimes. It will be sky blue. This will be done in August. Al Jakelis moved to accept the bid, seconded by Bud Rogers, and all voted in favor

Bob Carter recommended signs to be put on all gates stating that no pets were allowed in the pool fenced area due to health department rules. Four signs will be installed, the Health Department's Statue included. Rules and regulations will be mailed to all owners. The sign inside the pool area needs to be redone.

All owners will be notified of the time frame for painting of the building, resealing the parking lot, and resurfacing the pool.

Fred Moss, Bud Rodgers, and Al Jakelis will investigate the repair of the concrete bumpers in the parking lot.

ADJOURNMENT: Bob Carter moved to adjourn the meeting at 10:50A.M. and it was seconded by Ralph McCrea. All voted in favor.

Sincerely,
Catherine Dowhan

Catherine Dowhan
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