

PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION, INC.

ANNUAL MEETING

JANUARY 10, 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. ELECTION OF CHAIRMAN OF THE MEETING:** Ed Roberts was elected chairman of the meeting.
- 3. CALLING OF THE ROLL AND CERTIFYING OF PROXIES:** The roll was called with the following Directors present: Mr. Robert Carter, Mrs. Catherine Dowhan, Mr. Al Jakelis, Mr. Edwin Roberts, Mr. Robert (Bud) Rodgers. Mr. Rick Kimes represented Elliott Merrill.
- 4. PROOF OF NOTICE OR WAIVER OF NOTICE:** Mailed to all owners on December 10, 2010. Notice of the meeting was posted on all 15 bulletin boards throughout the complex.
- 5. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES:** Catherine Dowhan read the Minutes from the January 11, 2010 meeting. Frank McCauley made a motion to accept them as read and it was seconded by Bob Gardell
- 6. REPORTS OF OFFICERS:**

President Ed Roberts reported that two members, Dorothy Moss and Phyllis McCarthy, had died this year and asked for a moment of silence.

The proceeds from the sale of E49 are to be decided at the Board of Directors Meeting directly following the Annual Meeting.

A special word of thanks was given to John Papageorge and Tony Arlis for their service. A welcome was given to new owners. Our new banks are Sun Coast and Sun Trust.

Laundry collection funds will be collected and credited to Reserves.

Letting anyone into a unit without permission in the form of written notice will not be allowed. Directors do not go in a unit alone.

7. REPORTS OF COMMITTEES:

Gail Rodgers, Social Committee:

- A. Each owner will have an emergency list in pencil for their car and condo unit, regarding medical information and emergency contacts.**
- B. A suggested schedule for social activities was disseminated.**
- C. A birthday list of owners' names will be compiled.**
- D. The PBV Cookbook, complete with pictures, will be available soon.**
- E. Bette Tsoutsouras will be developing our new PBV Owners Directory and a Website of our Newsletter. Elliott Merrill will maintain the PBV Website requiring a password. The newsletter will be more of a social nature.**

Bud Rodgers:

- A. The pool house is 95% completed, replumbed, and the solar panels will be used correctly. There will be a \$65 to \$75 savings in electric with the new pump. It will be almost silent and less use will be needed. All leaks have been repaired.**
- B. A new handicap ramp will be installed by the mail boxes. A ramp under 6 feet does not need a permit.**
- C. The new awning is fine**
- D. The tennis Court resurfacing will be discussed at the Board Meeting.**
- E. Bud spoke to Waste Management about the recycling. It was said we need to have an inspection of dryer vents, as they cannot be vented through the roof by owners.**
- F. The A1 garage door needs repair. Elliott Merrill will follow up on this.**
- G. Because of new government laws regarding energy needs, newer outside AC unit pads are larger.**
- H. Bud recommends relocating the railing.**
- I. Regarding the rat problem, currently there is one trap in each storage area and garage. That will be changed by Elliott Merrill to two in each location in each building. A box will be installed where problems can be**

reported to Elliott Merrill. A notice of this will be on each Bulletin Board. Elliott Merrill will check the box weekly.

J. There also will be a form for reports on Elliott Merrill's PBV Website.

K. Bud suggested owners get the license number of anyone using dumpsters illegally.

Al Jakelis, Landscaping:

A. Mulch and sprinkler control box and bushes have been replaced with better plants.

B. There is a new planter on the east side of the Clubhouse. Two pygmy palms have been installed as well as 14 palm trees.

C. Trimming has been done.

D. The Oleander bushes by the East side of PBV along the fence will be replaced with Silver Button wood hedges. The hedge in front of Building C will be replaced. The Sea Grapes near Building C need attention. Planting will be done in February.

E. The Association thanks Al Jakelis for his hard work.

8. FINANCIAL REPORT, ELLIOTT MERRILL:

The Board will discuss the Tennis Court. The Board will vote today to follow the distribution of funds now in the Operating Account.

9. CONFIRMATION OF DIRECTORS:

The Board will have an Election for the following:

President: Ed Roberts

Vice President: Robert Carter

Treasurer: Ralph McCrea

Secretary: Catherine Dowhan

Special Projects: Bette Tsoutsouras

10. UNFINISHED BUSINESS: The Board will decide the final choice of two quotes for the Tennis Court resurfacing. The owners voted to have the color remain green.

11. NEW BUSINESS:

\$5,000 will be budgeted by the Board for replacement of Club House Air Conditioning.

\$5,000 will be budgeted by the Board for redoing Club House bathrooms. This leaves \$4,500 in reserve for paving needs.

\$24,000 will be in the Reserves.

The roofing fund is fine.

12. ADJOURNMENT: Ed Roberts moved to adjourn at 11:25 AM. The motion was seconded by John Papageorge.

Sincerely,

Catherine Dowhan

Pebble Beach Villas Condominium Association, Inc.