

5.28.2020

Pebble Beach Villas

DEAR PBV OWNERS,

AS PRESIDENT OF PEBBLE BEACH VILLAS, I AM PLEASED TO UPDATE YOU ON AN INITIATIVE IMPLEMENTED EARLIER THIS YEAR BY YOUR BOARD OF DIRECTORS. IN JANUARY, WE ESTABLISHED A "BY-LAWS COMMITTEE" OF SEVEN PBV OWNERS, WHOSE TASK IT WAS TO REVIEW THE ORIGINAL PBV BY-LAWS FILED IN 1975, EVALUATE THE RESULTS, AND MAKE RECOMMENDATIONS.

THE COMMITTEE CONCLUDED THAT THE EXISTING FRAMEWORK OF OUR FORTY-FIVE YEAR OLD BY-LAWS ALONG WITH THE UPDATED FLORIDA LAWS MAKE IT PROHIBITIVELY DIFFICULT FOR YOUR PEBBLE BEACH VILLAS BOARD OF DIRECTORS AND UNIT-OWNERS TO READILY ADDRESS QUESTIONS RELATED TO MANY MATTERS, INCLUDING INSURANCE, OWNER RESPONSIBILITIES, AND ADMINISTRATIVE CONTROLS. ALSO, THE 1974 BY-LAWS DO NOT INCLUDE PROVISIONS FOR TECHNOLOGICAL CHANGES, SUCH AS ELECTRONIC COMMUNICATIONS, WEB SITE COMMUNICATIONS, AND ONLINE MEETING POSSIBILITIES. IN ADDITION, APPROVALS FOR CHANGES AND IMPROVEMENTS TO OUR COMMUNITY ARE OFTEN IMPAIRED BECAUSE OF EXCESSIVELY STRINGENT VOTING CRITERIA.

FOR THESE REASONS, THE BY-LAWS COMMITTEE RESOLVED THAT WE COULD IMPROVE PEBBLE BEACH VILLAS' CAPACITY TO OPERATE AND ADMINISTER THE AFFAIRS OF OUR ASSOCIATION BY AMENDING OUR BY-LAWS.

AFTER WORKING MANY MONTHS ON SEVERAL DRAFTS OF A PROPOSED PEBBLE BEACH VILLAS "AMENDED AND RESTATED BY-LAWS," WE WANT TO HEAR FROM YOU. WE KNOW THAT THIS INITIATIVE OF THE BY-LAWS COMMITTEE CAN ONLY BE SUCCESSFUL WITH THE SUPPORT AND PARTICIPATION OF ALL OUR OWNERS. THE COMMITTEE EXPECTS TO POST THE DRAFT OF THE PROPOSED NEW BY-LAWS ON THE PBV WEBSITE SOON, AND WE NEED THE FOLLOWING FROM YOU:

1. REVIEW THE DRAFT BY-LAWS AS SOON AS THEY ARE POSTED ON OUR WEBSITE.
2. PROVIDE FEEDBACK ON QUESTIONS/COMMENTS.
3. LOOK FOR AND RESPOND TO THE ONGOING INFORMATION THAT THE COMMITTEE PROVIDES TO YOU.
4. ATTEND, AS POSSIBLE, THE PBV WORK SESSIONS TO BE HELD DURING THE FALL TO LEARN/UNDERSTAND THE MANY CHANGES AND THE REASONS FOR SUCH CHANGES.
5. YOUR VOTE OF APPROVAL IS CRITICAL AT OUR ANNUAL OWNERS MEETING IN JANUARY 2021.

THANK YOU FOR YOUR CONSIDERATION AND SUPPORT FOR THIS IMPORTANT PROJECT TO MODERNIZE OUR ASSOCIATION. THE SUCCESS OF THIS PROJECT IS EXPECTED TO MAKE IT POSSIBLE FOR OUR OWNERS AND BOARD TO BENEFIT FROM A WELL-DEFINED AND CLEARLY STATED BY-LAWS.

SINCERE REGARDS,

KEVIN M. KELLY
PBV BOARD PRESIDENT

