

7.20.2023

PEBBLE BEACH VILLAS

Dear PBV Owners,

As has been my custom, I am writing to keep you apprised and updated on the activities your Board has been pursuing to address everyday needs and the status of 2023 projects.

Several projects have been completed, including landscape lighting, broken shutter replacement, updated front entrance signs, a new air condition unit for the Clubhouse, restringing of all pool lounge chairs and replacement of old pool chairs.

The landscape lighting project was made feasible through the efforts of the Lighting Committee comprised of Al Jakelis, Roger Jarvis and project manager Dave Chisholm. The project, replacing old fixtures with new and adding additional fixtures to unlighted spots, reduced electric consumption by over 50%.

Other significant projects underway are the pool repair, building soffit repairs with Buildings G and F complete and two other buildings remaining; the building-lighting project with two buildings complete and the others to be completed by Fall. The remaining planned projects are projected to be completed in the last quarter of the year.

The pool project is in its final week, and all owners should recognize that this project has required extensive investigation and research by the Pool Committee, headed by Steve Croft. Upon approval of the project by your Board of Directors, Ken Quinn took responsibility for vendor relations and project management. Ken's dedication and effort saw him travel down to PBV the week of July 10th to evaluate the progress and assure a quality completion of the pool repair.

On another matter, over the past few years, the PBV Board has undertaken extensive assessment and evaluation of the future infrastructure maintenance requirements and the financial implications for PBV Unit-Owners. This Fall your Board will hold

several meetings to better prepare our community for insurance cost increases and projections for the PBV roofing costs, significantly higher than the current reserves projection has calculated.

One further update regarding the PBV Website is important. I am pleased to report that Bette has completed revisions and updating on the PBV Website. There is a great deal of new information, including 18 new Procedures developed by the Board for approval and implementation later this year. The 18 Procedures are currently provided in draft form on the PBV Website. Please take the time to review them and provide feedback to Bette for Board consideration of any suggested changes. The final approval of the Procedures will be at a Fall Board meeting.

Finally, on behalf of your Board Members, we thank you for your support and the contributions of the committee members who have assisted in the many efforts of the Board.

We look forward to seeing all our neighbors next season!

Kevin M. Kelly
PBV Board President