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**PEBBLE BEACH VILLAS
ANNUAL OWNERS' MEETING
MINUTES**

MEETING DATE: January 11, 2021

MEETING TIME: 10:00 a.m.

MEETING PLACE: Pebble Beach Villas Clubhouse

PROOF OF NOTICE: Posted on all bulletin boards 48 hours in advance

MINUTES

1. **CALL TO ORDER:** Board President Kevin Kelly called the meeting to order at 10:05 a.m.
2. **MOTION TO MODIFY THE AGENDA:** Motion by Don Groshong, second by Bette Tsoutsouras. Motion approved.
3. **ELECTION OF CHAIRMAN OF MEETING:** Motion to appoint Kevin Kelly as chairman of the meeting by Don Groshong, second by Steve Croft. Approved by owners.
4. **CALLING OF ROLL/CERTIFICATION OF PROXIES/CERTIFICATION OF QUORUM:** Motion by Mike Gallagher, second by Kevin Kelly. The number of members present in person and by proxy was determined during check-in procedure. The total of 69 members present in person and proxy, representing 96% of Unit-owners, satisfy the requirements for a quorum.
5. **PROOF OF NOTICE OF MEETING OR WAIVER OF NOTICE:** Mike Gallagher certified proof of notice.
6. **PRESENTATION:** Indian River Shores Town Manager Joe Griffin. Brief history of Indian River Shores (IRS) vs. City of Vero Beach (VB) lawsuit served by IRS on 12/18/2020 regarding VB charging IRS sixty-seven cents per 100 gallons for IRS' reused water supply. IRS will continue to pursue legal options.
7. **CONFIRMATION OF DIRECTORS FOR 2021:** Since there were three (3) vacancies and three (3) nominations, per Florida Law 718 there will not be an election. The following three candidates are confirmed for two-year terms: Al Jakelis, Kevin Kelly, and Bette Tsoutsouras. Serving the second

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year of their terms are Steve Croft, Don Groshong, Alex Petron and Peter Probasco.

8. READING AND DISPOSAL OF MINUTES FROM THE ANNUAL OWNERS' MEETING, JANUARY 13, 2020: Motion to approve by Bette Tsoutsouras, second by Kevin Kelly. Approved by owners.

9. TREASURER'S REPORT: See link to Steve Croft's report.

10. REPORTS BY COMMITTEES:

CLUBHOUSE CARPET COMMITTEE: Committee Chairman Jim Higgins reported the successful installation of the new Clubhouse rug and outside door carpet.

RULES COMMITTEE: Committee Chairman Susan Hansen announced the completion of the 2021 *Rules & Regulation* booklet, a copy of which was handed to each Unit-owner present at this meeting.

BY-LAWS COMMITTEE: Committee Chairman Kevin Kelly thanked the committee members for their contribution to this important project and deferred discussion until later.

11. UNFINISHED BUSINESS: None

12. NEW BUSINESS:

A. Resolution #1, the proposed changes/modification of Pebble Beach Villas Articles of Incorporation, Declaration of Condominium and the Amended and Restated By-Laws, was approved by 66 Yes votes and 6 No votes with a positive vote of 92%.

B. Resolution #2, the updated and newly issued Pebble Beach Villas *Rules and Regulations*, upon a motion by Don and seconded by Al, was unanimously approved by the Board.

13. UNIT-OWNER PARTICIPATION: QUESTIONS, COMMENTS, DISCUSSION.

14. ADJOURNMENT: Motion to adjourn by Don Groshong and seconded by Steve Croft was approved by Unit-owners at 11:45 a.m.

NEW BOARD CONVENING OF REQUIRED ORGANIZATION MEETING TO ELECT OFFICERS:

A. A motion by Don Groshong and seconded by Al Jakelis to nominate officers of the Board consistent with the previous year's positions was approved by Board. The officers are President Kevin M. Kelly, Vice

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President Peter Probasco, Treasurer Steve Croft, and Secretary Bette Tsoutsouras.

B. Adjournment: 11:55 a.m.