

**PEBBLE BEACH VILLAS CONDOMINIUM
BOARD OF DIRECTOR'S MEETING**

Meeting Date: April 3, 2015

Meeting Time: 10:00 AM

Meeting Place: Pebble Beach Villas Clubhouse

Proof of Notice: On all fifteen bulletin boards 48 hours in advance

Roll Call: Bob Carter, Bette Tsoutsouras, Bob Gardell, Catherine Dowhan, Susan Hansen, Paula Decubellis, Al Jakelis, Rick Kimes

Reading of Minutes: Minutes of the last meeting were read by Catherine Dowhan.
Motion to approve by Bob Carter, seconded by Bette Tsoutsouras, all approved.

Meeting called to Order by Bob Carter at 10 AM

Repairing and Painting of Garage Doors: All will need rust removal and painting due to salt air and to stop future damage. The metal is oxidizing and will need sanding and painting to stop rust penetration of doors and save money in the future. Rick Kimes presented to the Board a labor only bid prepared by painting contractor Pat Luther, which highlighted two separate procedures and their respective costs. The price of the paint was not included.

Also the legal opinion of Charles McKinnon was discussed concerning who is responsible for the painting of the garage doors: the owners or the association. His opinion was that the Declaration Condominium be amended to clarify this financial responsibility. Bob Carter moved that the Association accept the financial responsibility of repairing and painting the garage doors in this instance. The motion was seconded by Bob Gardell with the caveat that Elliot Merrill secure two additional proposals for consideration. All members voted in favor of the motion.

Al Jakelis informed us that the mango tree on the south west section, near to the building, would need removal. We will get cost estimated for this.

Catherine Dowhan asked that the laundry room tables be inspected because of age, weather, and wear.

Adjournment: Bob Carter moved to adjourn at 10:40 AM, seconded by Bob Gardell.

Sincerely,
Catherine Dowhan