

**PEBBLE BEACH VILLAS
BOARD OF DIRECTORS MEETING**

MINUTES

MEETING DATE: FRIDAY, JANUARY 15, 2021

MEETING TIME: 9:00 A.M.

MEETING PLACE: PEBBLE BEACH VILLAS CLUBHOUSE

1. CALL TO ORDER: 9:00 a.m.

2. ROLL CALL: Present—Kevin Kelly, Peter Probasco, Steve Croft, Al Jakelis, Don Groshong, Bette Tsoutsouras; Absent—Alex Petron

3. APPROVAL OF DECEMBER 8, 2020 BOD MEETING MINUTES:
Motion by Kevin, seconded by Bette, approved by Board. Motion by Bette to waive reading of minutes.

4. TREASURER’S REPORT: Presentation of Improvement Projects Lists, from Project 001 to Project 0040. As of 1/15/2021 nine projects were completed, three approved projects in process, and twenty-eight new projects, all of which Board members have individually reviewed and prioritized.

5. DETERMINATION OF IMMEDIATE ACTION ITEMS:

Bette Tsoutsouras: Commented that projects addressing safety and security should get high priority. The Board members addressed their priority projects.

Peter Probasco: Project #012. Truss connector plates. “On October 10, 2018 Hurricane Michael hit the panhandle of Florida with 155 mile per hour winds. Mexico Beach had $\frac{3}{4}$ of its homes destroyed. One structure survived because the house had these steel plated truss connector plates. The joints can withstand a load three times greater than the house itself. The plates come from Simpson Strong-Tie of California.

Al Jakelis: Project #010. Preventing damage to the new fence. (1) Sod or stone to be installed near the new fence between the patio and shuffleboard court on the south-east side of the Clubhouse. (2) Discuss with Jeff Stabe the long term and short-term resolution to prevent “weed wacker” damage to the new fence between F building and the pool. (3) Adjust the spray patterns of the sprinklers to prevent any recycled water damage to the new fence.

Projects voted for high priority immediate action: Project 015. Replace security system (6 votes); **Project 011.** Grounds & Area Lighting (5 votes); **Project 012.** Trust Connector Plates (5 votes); **Project 013.** Replace Garage and Storage Entry Doors (4 votes); **Project 016.** Complete renovating Washer and Dryer Rooms (4 votes); **Project 038.** Walkway Repair and **Project 014.** Stucco Repair (3 votes).

Project Responsibility: Project 011: Kevin Kelly; **Project 012:** Peter Probasco; **Project 013:** Kevin Kelly & Don Groshong; **Project 014, 018, 035 & 038:** Mike Gallagher; **Project 015:** Peter Probasco & Don Groshong; **Project 016:** Steve Croft.

Crowther Proposal: After discussion of the project, Mike Gallagher requested approval of Crowther Proposal to repair the A Building roof and investigate leaks in E and F Buildings.

Recreation Reserve Account: Steve Croft raised the issue of a small negative balance in the Recreation Reserve Account at year’s end. The Board agreed with Steve’s recommendation to cover any shortfall with unallocated interest reserves.

6. ESTABLISH THE NEXT BOD MEETING DATE: To be determined.

7. ADJOURNMENT: 11:45