

**PEBBLE BEACH VILLAS**  
**BOARD OF DIRECTORS MEETING**

**MEETING DATE:** January 24, 2022

**MEETING TIME:** 10:00 a.m.

**MEETING PLACE:** PBV Clubhouse

**MEETING MINUTES**

**1. CALL TO ORDER:**

Kevin Kelly called the meeting to order at 10:00 a.m.

**2. ROLL CALL:**

Present: Kevin Kelly, Peter Probasco, Steve Croft, Bette Tsoutsouras Don Groshong, Al Jakelis and Ken Quinn. Kevin welcomed Ken Quinn to the Board and commented that the Board was fortunate to have someone with his building experience.

**3. READING OF MINUTES:**

Kevin M. Kelly stated that he had provided minor corrections to the Minutes, which Bette has made. Upon motion by Bette Tsoutsouras, seconded by Steve Croft, Resolution 1 was unanimously approved, as follows: **RESOLUTION 1**: Resolved that the PBV Board of Directors unanimously approves the Minutes of 11/16/2021 and 1/10/22, as amended.

**4. NEW BUSINESS:**

- a. Mike Gallagher reported that PBV had a favorable budget variance of \$6,700 for the year 2021.
- b. Kevin M. Kelly indicated that the 28 owners had not submitted proxies. This lack of Response and the excessive numbers of contact to the Board must be addressed in future discussions.
- c. 2022 Projects. Steve Croft reviewed the 2022 and 2023 projects. After discussion, **RESOLUTION 2** was unanimously

approved. **RESOLUTION 2:** Resolved that the Board of Directors approves the priority project list for 2022 and 2023 as presented by Steve Croft and as amended.

- d. Kevin M. Kelly then raised the matter of excessive manual tasks that the Board is required to address.
  - i. coin box collection,
  - ii. security cameras,
  - iii. rules compliance,
  - iv. rental applications
  - v. vital records maintenance.
  - vi. official PBV Document publishing policies/procedures

No definitive solutions were decided and were deferred.

- e. Air Conditioners Enclosures
  - i. removing cement enclosure
  - ii. removing posts

Ken Quinn volunteered to research this problem and get back to Board in two months.

- 5. **ADJOURNMENT:** Motion to adjourn by Kevin, seconded by Don & Ken. Meeting adjourned at 11:30.