

PEBBLE BEACH VILLAS
BOARD OF DIRECTORS MEETING

MEETING DATE: MONDAY, OCTOBER 12, 2020

MEETING TIME: 10:00 A.M.

MEETING PLACE: PEBBLE BEACH VILLAS CLUBHOUSE

MINUTES

1. CALL TO ORDER; Meeting called to order at 10:00 a.m.
2. ROLL CALL: Don, Kevin, and Bette present. Al, Peter, Steve, and Alex present by phone call-in.
3. APPROVAL OF APRIL 29, 2020 BOD MEETING MINUTES: Motion to approve Minutes by Bette, seconded by Kevin, approved. by Board. A copy of the April 29,2020 Minutes is posted on Board Notices page of our PBV Website: www.pbvillas.org.
4. PRESIDENT’S REPORT: The President’s Report was not read at the meeting. To read this Report, go to the Board Notices page of our PBV Website: www.pbvillas.org.
5. TREASURER’S REPORT: The Treasurer’s Report was not read at the meeting. To read this Report, go to the Board Notices page of our PBV Website: www.pbvillas.org. Resolution #1 requests approval of the draft budget for the PBV fiscal year 2021.
6. PROPERTY MANAGER REPORT: Mike Gallagher was not present because of illness.
7. OLD BUSINESS: None
8. NEW BUSINESS:
 - a. Pool Heater: Kevin reported that the existing pool heater is failing. Motion by Kevin to replace and upgrade the pool heater, seconded by Bette. The Board unanimously approved Resolution #7.

- b. Revision to IRS 546 Statute vote required as the original resolution was in error. Motion by Bette, seconded by Kevin. The Board unanimously approved Resolution # 2.
 - c. Insurance Notice: The “Notice of Cancellation” from our insurance company approves the installation of additional fencing and the replacement of existing fencing to address dangerous safety risks. Kevin read a letter from Dave Chisholm reflecting views of other F Building ground floor owners requesting more space in front of F Building Units by removing pavers to extend the fence. Because moving the pavers would be a material change and require a 75% owners’ vote, which could not be done on time, the Board decided to have the fence installed as close to the pool pavers as makes sense. Motion by Kevin, seconded by Don. The Board unanimously approved Resolution #5.
 - d. Approval of Changes to PBV Control Docs for distribution to Owners by Elliott Merrill PBV property manager. Motion by Don to approve changes, seconded by Bette. The Board unanimously approved Resolution #3.
 - e. Approval of Proposed Rules & Regulations changes for distribution to Owners: Motion by Bette, seconded by Kevin. The Board unanimously approved Resolution #4.
 - f. Proposed BOD calendar through January 2021: Regular Board meetings on October 27, November 13, December 8, and the Annual Owners’ Meeting on Monday, January 11, 2021. The Board unanimously approved Resolution #6.
9. Resolutions for this meeting shall be posted on the Board Notices page of the PBV Website: www.pbvillas.org.
10. ADJOURNMENT: Meeting adjourned at 12:00 p.m.