

# **BOARD OF DIRECTORS MEETING**

**MEETING DATE: FRIDAY, October 27, 2023**

**MEETING TIME: 10:00 A.M.**

**MEETING PLACE: PEBBLE BEACH VILLAS CLUBHOUSE**

## **MINUTES**

**1. CALL TO ORDER:**

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

**2. ROLL CALL:**

Present: Kevin Kelly, Steve Croft, Don Groshong, Bette Tsoutsouras and Ken Quinn. By telephone, Dave Chisholm and Peter Probasco.

**3. APPROVAL OF MINUTES APRIL 7, 2023:**

Motion by Bette, seconded by Don, to approve the 4.7.2023 Minutes and waive reading of the Minutes. Motion unanimously approved by the Board.

**4. PICKLE BALL COMMITTED REPORT:**

Kevin reported that the Pickle Ball Committee had satisfied the BOD request to submit a Report for consideration and approval by Owners. After discussion, the Board requested Don to prepare an assessment of the Report for submission to the owners, along with the committee Report for an Owners' vote at the Annual Meeting.

**5. ROOFING PROJECT REVIEW:**

The board discussed the need for new roofs. Our current roofs are nearly 20 years old and are failing--needing many repairs this summer and fall. The large increase in our insurance costs are mainly due to our aging roofs. The options on the table include a shingle roof replacement at a cost of approximately \$900,000 or a metal roof at about \$1,300,000. We will also want to strengthen the attachment of our roofs to our buildings.

A Request for Proposals (RFP) is ready for Elliott Merrill to send to interested/qualified vendors for the roofing completion of the eight buildings on the property. The RFP includes a detailed list by Ken of requirements under each of the following categories: Work Scope, Flat Roof Area; Work Scope, Sloped Area Metal Roof; Work Scope

**Shingles; Work Scope, Tie Down Roof Trusses to Wall; and Work Scope, Gutters and Down Spouts.**

**6. ROOFING SPECIAL ASSESSMENT:**

**Attached is Steve's "Roofing Special Assessment Chart" that shows how much of a special assessment we will need depending on roof costs.**

**7. OTHER MATTERS:**

- a. The Board discussed By-Laws revisions and PBV Procedures, which will be voted on at the 11.8.2023 Board Meeting.**
- b. Kevin raised an issue related to recent electric consumption due to owners using dehumidifier devices in their cars during the warm weather. The Board authorized a letter to be sent to owners to address this issue.**

**8. ADJOURMENT: Motion to adjourn @ 11:30 by Don, seconded by Ken. All approved.**

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