

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

MEETING DATE: FRIDAY, NOVEMBER 13, 2020

MEETING TIME: 10:00 A.M.

MEETING PLACE: PEBBLE BEACH VILLAS CLUBHOUSE

AGENDA

1. **CALL TO ORDER:** THE MEETING WAS CALLED TO ORDER AT 10:05 BY THE BOARD PRESIDENT.

2. **ROLL CALL:** BOD MEMBERS PRESENT – KEVIN KELLY, PETER PROBASCO, STEVE CROFT, DON GROSHONG, AND AL JAKELIS. ABSENT—ALEX PETRON AND BETTE TSOUTSOURAS. ALSO, MIKE GALLAGHER FROM EM WAS PRESENT.

3. **APPROVAL OF OCTOBER 12, 2020 BOD MEETING MINUTES:** THE BOD MINUTES PUT IN MOTION BY STEVE AND SECONDED WERE UNANIMOUSLY APPROVED.

4. **AGENDA REVIEW/APPROVAL:** THE PRESIDENT REVIEWED THE AGENDA AS DISTRIBUTED. THE AGENDA WAS MODIFIED TO ADD A REQUEST FROM PETER TO RECONSIDER THE LOCATION OF THE NEW POOL FENCE. ALSO, MIKE ASKED THAT WE ADD A DISCUSSION ON THE NEW PROPOSED POOL HEATER.

5. **PRESIDENT’S REPORT:** MR. KELLY REPORTED THAT STEVE AND MIKE HAD PUT IN A GREAT DEAL OF TIME ON THE BUDGET AND SHOULD BE THANKED FOR SUCH A THOROUGH ANALYSIS AND DETAILED BUDGET.

6. **PROPERTY MANAGER REPORT:** MIKE GALLAGHER INDICATED THAT THE SIGNIFICANT ITEMS IN THE REPORT WOULD BE REVIEWED UNDER THE NEW BUSINESS DISCUSSION. MIKE THEN INDICATED THAT WE HAD A FAVORABLE EXPENSE VARIANCE OF \$3,000 FOR THE MONTH.

7. **OLD BUSINESS:** INSURANCE LIABILITY POLICY UPDATE. OUR INSURANCE AGENT VICTOR ATTENDED OUR MEETING, AND HE REVIEWED OUR INSURANCE POLICY RENEWALS AND THE LIABILITY INSURANCE CANCELLATION/EXTENSION. VIC STATED THAT PBV RECEIVED A 6 WEEK EXTENSION POLICY TO ALLOW PBV TO GET THE POOL FENCE INSTALLED.

8. **NEW BUSINESS:**

A. **BUDGET 2021 FINAL APPROVAL:** MIKE AND STEVE PRESENTED THE PROPOSED BUDGET FOR 2021. DETAILS ON THE BUDGET WERE REVIEWED AND ARE DOCUMENTED IN THE BUDGET ON THE PBV WEBSITE). KEVIN COMMENTED TO MIKE AND THE COMMUNITY THAT THE EM BUDGET INCLUDED EXTENSIVE DETAIL IN THE NOTES AND INFORMATION THAT WAS HELPFUL. STEVE AND MIKE WENT THROUGH THE SIGNIFICANT VARIANCES ESPECIALLY RELATED TO LANDSCAPING. MR KELLY THEN ASKED

THE OWNERS TO EXPRESS THEIR APPRECIATION FOR AL'S HARD WORK ON THE NORTH FENCE PLANTINGS AND REMOVAL OF THE DANGEROUS PINE TREES. STEVE EXPLAINED THAT HE HAS DEVELOPED A PLAN FOR APPROPRIATE IMPROVEMENTS, WITH CAREFUL AND TIMELY EXPENDITURES. HOWEVER, HE EXPLAINED THAT PBV HAD SOME OLD INFRASTRUCTURE THAT MAY REQUIRE ACCELERATED EPENDITURES. UPON A MOTION BY KEVIN AND SECONDED BY STEVE THE 2021 BUDGET, RESOLUTION #2, WAS UNANIMOUSLY APPROVED AND ADOPTED.

B. EMERGENCY EXIT LIGHTING REVIEW: MIKE EXPLAINED THAT THE EMERGENCY LIGHTS HAD FAILED DURING OUR RECENT POWER OUTAGE. MIKE WILL PERSUE REPLACING ALL THE EXTERNAL AND GARAGE EMERGENCY LIGHTS.

C. SECURITY CAMERA REVIEW: MIKE REPORTED THAT THE SECURITY CAMERA SYSTEM WAS MALFUNCTIONING. MIKE INDICATED THAT HE HAD A BID TO DO REPAIRS FOR \$1200. AFTER BOARD DISCUSSION AND FEEDBACK FROM THE OWNERS, IT WAS DECIDED TO SUSPEND THE CAMERA MAINTENANCE UNTIL A REVIEW OF REPLACEMENT ALTERNATIVES IS ASSESSED.

D. WASHER/DRYER REVIEW: STEVE PRESENTED A DETAILED ANALYSIS OF THE WASHER/DRYER/HOT WATER HEATERS/PLUMBING CONDITION (SEE ATTACHED CHARTS/ANALYSIS). THE REPORT SHOWS THAT TWO WATER HEATERS GO BACK TO THE 1990'S. UPON A MOTION BY DON SECONDED BY PETER, THE BOARD APPROVED RESOLUTION #2.

E. POOL FENCE LOCATION: PETER PRESENTED A REQUEST FROM THE OWNERS OF THE F-BUILDING DOWNSTAIRS UNITS. THE REQUEST WAS TO CHANGE THE PLAN APPROVED AT THE OCTOBER BOARD MEETING AND INSTALL THE FENCE OVER FIVE FEET OF THE PATIO STONES. EXTENSIVE DISCUSSION WAS HELD BY THE BOARD AND MANY OWNERS WHO ATTENDED THE MEETING. AFTER THE DISCUSSION, KEVIN INDICATED TO THE OWNERS THAT THE DECISION WAS ENTIRELY UP TO THE BOARD, BUT THAT OWNER FEED BACK WAS IMPORTANT. BY A SHOW OF HANDS THERE WAS STRONG OPPOSITION TO THE PROPOSED CHANGE. PETER THEN PROPOSED A MOTION TO APPROVE THE CHANGE, AS PRESENTED, BY VOTE. PETER AND STEVE VOTED FOR THE CHANGE AND DON, AL AND KEVIN VOTED AGAINST THE CHANGE. THUS, THE MOTION TO CHANGE THE PLAN DID NOT CARRY.

9. **ADJOURNMENT:** THE MEETING WAS ADJOURNED AT 12:10.

