

**PEBBLE BEACH VILLAS
BOARD OF DIRECTORS MEETING**

MEETING DATE: Tuesday, November 16, 2021

MEETING TIME: 10:00 a.m.

MEETING PLACE: Pebble Beach Villas Clubhouse

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, Don Groshong, Al Jakelis and by phone, Alex Petron and Bette Tsoutsouras

3. APPROVAL OF MINUTES

Motion to approve by Don, seconded by Peter 4.

4. PRESIDENT'S REPORT:

Preceding discussion, Kevin, read the following excerpt from our Mission Statement: "It is the responsibility of the board which continually face the responsibility of maintaining the delicate balance between individual rights of unit owners and preserving the common scheme for the benefit of all the owners."

5. TRESURER'S REPORT:

Steve handed out a copy of the project discussed at the Nov. 4, 2021 meeting to use in discussing our priorities for near term improvement work. He asked us each to identify what projects we believe need to be done in the next two years.

6. NEW BUSINESS: APPROVAL OF PRECISION PAINTING BID

1. The project will be completed at one time, not piece by piece.
2. Included in the price is replacing soffits on 3 buildings; stucco repairing and filling cracks by masonry company; and cutting back branches from buildings by grounds company.
3. Painting to begin in the latter part of April.
4. The cost will be paid from reserve funds.

5. Owners were giving a detailed list of paint colors, plus before and after photos.

7. NEW BUSINESS: RULES & REGULATIONS ENFORCEMENT DISCUSSION

1. Rental Process. Owners who ignore rental rules.
2. No real procedure. We need set procedures (Don).
3. How to deal with offenders? (Financial punishment not legal.)
Restrictions on use of recreational facilities? Who will report violations? To whom shall they report? An impartial committee that includes no PBV residents or spouses?
4. Steve had made copy of pages from Rules & Regulations for offending renters, and they were receptive.

Proposal: Committee to investigate and prepare a report for Board approval; to appoint a standing committee to provide punishments; to get input from renters; and report back by March 30, 2022.

Motion to approve by Steve, seconded by Peter, proposal approved unanimously.

8. OPEN DISCUSSIONG WITH OWNERS: REVIEW/FOLLOW UP ON SPECIAL ASSESSMENT ANALYSIS

1. Operating cost
2. Roofing fund
3. Building & Recreation fund
4. Fund reserves to do projects
5. To be Reviewed and approved at Annual Meeting

9. ADJOURN: 11:30 A.M.