

PEBBLE BEACH VILLAS
BOARD OF DIRECTORS MEETING

MEETING DATE: Wednesday, November 8, 2023

MEETING TIME: 10 a.m.

MEETING PLACE: PBV Clubhouse

MINUTES

- 1. CALL TO ORDER: 10:02 a.m.**
- 2. ROLL CALL: Present Kevin M. Kelly, Steve Croft, Peter Probasco, Dave Chisholm, Don Groshong, Bette Tsoutsouras. By phone, Ken Quinn**
- 3. APPROVAL OF OCTOBER 27,2023 MINUTES: Motion by Ken, seconded by Don to approve the minutes as presented and to waive the reading of the minutes. Motion approved.**
- 4. BUDGET APPROVAL 2024:**
 - a. Operating Budget: Resolution #1. Motion to approve, Peter. Seconded by Steve. Resolution #1 approved.**
 - b. Reserves Budget: Resolution #2. Motion to approve, Don. Seconded by Steve. Resolution #2 approved.**
- 5. CONTROL DOCUMENTS REVIEW**
 - a. By-Laws: Declaration of Condominium**
 - b. Resolution #3. Motion to approve, Bette. Seconded by Don. Resolution #3 approved.**
- 6. PICKLEBALL MATERIAL CHANGES: BOD Assessment: Resolution #4. Motion to approve, Peter. Seconded by Kevin. Resolution #4 approved.**
- 7. BOD NEW PROCEDURES APPROVAL: Resolution #5. Motion to approve, Bette. Seconded by Steve. Resolution #5 approved.**

8. ELECTRICAL SURCHARGE TO OWNERS: Kevin noted that Owners in D Building were using Condominium electric lines to power dehumidifiers in their cars while owners were away. Since this electricity is paid for by all owners, owners who do this are asked to contribute \$50 per season to the PBV Social Committee to cover their personal electrical use in garages. Owners can contact Jerri Ives (G-56) to contribute.

9. NEW ROOFING and Special Assessments: The board agreed that our roofs need replacing ASAP, and approved Resolution 6 that will allow PBV to at least replace roofs with new shingles and membranes, and also that the board will ask owners at the January 8, 2024 owners meeting to instead upgrade to metal roofs. The board will meet again in two weeks to approve a special assessment for \$470,000 to cover costs of new shingle roofs. Pending owner approval of metal roofs at the January 8, 2024 owners meeting, the board would then approve a supplement special assessment of \$375,000 to cover the added costs.

10. OTHER BUSINESS:

11. ADJOURNMENT: 12:20

Purpose of Meeting: To approve the Supplemental Assessment