

MINMARCH19

PEBBLE BEACH VILLAS
BOARD OF DIRECTORS MEETING
MINUTES

MEETING DATE: FRIDAY, MARCH 19,2021

MEETING TIME: 10:00 A.M.

MEETING PLECE: PBV CLUBHOUSE

1. CALL TO ORDER: Kevin called the meeting to order @ 10:00 a.m.
2. ROLL CALL: Present were Kevin Kelly, Steve Croft, Don Groshong. Peter Probasaco, and Al Jakelis, Absent: Bette Tsoutsouras and Alex Petron
3. TREASURERS REPORT: Steve presented the Treasurers report. The specific update provided the following:
 - a. Independent Accounting Report for fy 2020 has been issued.
 - b. Building.
 - c. Painting
 - d. Paving
 - e. Roofing

4. LEASE APPLICATION SUBMISSION:

The lease/rental committee chairperson, Don G., presented a report on behalf of the committee, as determined at a committee meeting on Tuesday, March 16,2021 @ 3 p.m. Don reported that the committee determined to recommend to the board that the lease submission not be approved. Don reported the following:

- a. The lease submission form had numerous errors with substantial deficiencies related to PBV requirements.
- b. The current lessee, who is occupying the unit without approval of the PBV Board of Directors, has failed to comply with numerous rules and regulations and is therefore an unacceptable candidate for a lease.

After discussion of the board members, Mr. Croft made a motion and the motion was seconded by Mr. Kelly, that the board direct the Property Manager, Elliott Merrill, to send a “formal notice of violation” letter to the Frank’s indicating that the board rejected the lease application and that the occupancy of their unit, with an unapproved lessee, is a violation of the PBV Rules and Regulations and PBV Control Documents.

A vote on the motion was taken and the board members, Kevin Kelly, Steve Croft, PP,AJ and DG all approved the motion as presented.

5. AUDIENCE PARTICIPATION: none
6. ADJOURN: A motion was made to adjourn by Kevin, seconded by Don and all approved to adjourn @ 10:30