

BODMINUTES32222

PEBBLE BEACH VILLAS

BOD MEETING MINUTES

MARCH 22, 2022

1. CALL TO ORDER: KEVIN M. KELLY CALLED MEETING TO ORDER @10:05 AM.
2. ROLL CALL: KEVIN M. KELLY, PETER PROBASCO, STEVE CROFT, DON GROSHONG, AL JAKELIS, PRESENT TELEPHONICALLY KEN QUINN, ABSENT BETTE TSOUTSOURAS
3. APPROVAL OF MINUTES: KEVIN STATED THAT THE MINUTES HAD BEEN POSTED ON OUR WEBSITE BY BETTE. UPON MOTION BY STEVE SECONDED BY AJ, ALL BOD MEMBERS UNANIMOUSLY APPROVED THE MINUTES OF MARCH 3, 2022.
4. PRESIDENT'S REPORT: KEVIN RECOGNIZED THE CONTRIBUTIONS AND THE HARD WORK OF THE MANY COMMITTEE MEMBERS. HE EMPHASIZED THE IMPORTANCE OF THE "VOLUNTEER WORK" AND INDICATED THAT THE BOARD WAS GREATLY ASSISTED BY THE RESEARCH, ANALYSIS AND RECOMMENDATIONS PRESENTED TO THE BOARD.
5. TREASURER'S REPORT: STEVE REPORTED THAT PBV HAD RECEIVED \$207,000 OF THE ASSESSMENT THUS FAR, REPRESENTING ALMOST 80% OF THE TOTAL.
6. OLD BUSSINESS: NONE
7. NEW BUSINESS
 - A. SAFETY COMMITTEE: THE COMMITTEE SUBMITTED REPORTS ON THE VARIOUS TASKS TO BE ADDRESSED.
 - I. WALKWAYS: A LIST OF NEEDED REPAIRS WAS SUBMITTED AND MIKE GALLAGHER FROM ELLIOTT MERRILL TOOK THE LIST AND WILL HIRE A VENDOR TO RESOLVE PROBLEMS.
 - II. SAFETY SEATING: THE COMMITTEE REPORT PROPOSED THREE BENCHES. TWO OF THE PROPOSED BENCHES WERE APPROVED AND TWO ADDITIONAL BENCHES WERE ADDED TO PROVIDE MORE DISPERSED SEATING. UPON MOTION OF DON AND SECONDED BY STEVE THE BOARD UNANIMOUSLY APPROVED AN EXPENDITURE OF \$2,000 TO INSTALL THE 4 BENCHES.
 - III. SLIPPING AREAS: ADDRESSED FOR THE F BUILDING RAMPS AND THE POOL SHOWER AREA. MIKE G. WILL HAVE "PRECISION PAINT" GRIND AND PAINT THESE AREAS.
 - IV. LOOSE RAILING: F BUILDING RAILING REQUIRES REPAIR. M.G. WILL ADDRESS THIS.
 - B. BYLAWS: DON PRESENTED HIS ASSESSMENT OF DEFICIENCIES AND INCONSISTANCIES IN OUR CONTROL DOCUMENTS. HE INDICATED HE WOULD CONTINUE WORK AND PRESENT RECOMMENDATIONS TO THE BOARD IN THE FALL.
 - C. LANDSCAPE LIGHTING: DAVE CHISHOLM PRESENTED THE RESULTS OF THE WORK OF HIMSELF, AL AND RODGER REGARDING THE LANDSCAPE LIGHTING. HE REVIEWED THE DIFFERENCE BETWEEN THE 120 VOLT AND 12 VOLT SOLUTIONS. IT WAS DETERMINED THAT USING THE EXISTING 120 VOLT LINES WAS MORE COST EFFECTIVE. DAVE ALSO PRESENTED THE FIXTURES FOR APPROVAL. UPON A MOTION

BY KEVIN, SECONDED BY STEVE, THE BOARD UNANIMOUSLY APPROVED THE EXPENDITURE FOR THE LIGHTING FIXTURES, INCLUDING THE BULBS, WITH THE INSTALLATION TO BE DONE BY OUR MAINTENANCE MAN JIM, AT A TOTAL COST OF LESS THAN \$16,000, AS PROVIDED FOR IN THE PROJECTS BUDGET LIST.

D. PAINTING PROJECT UPDATE:

I. UNIT KEYS: PETER CONDUCTED A FULL REVIEW OF ALL UNIT KEYS AND IDENTIFIED UNITS THAT REQUIRED NEW KEYS.

II. NEW DOORS: 11 NEW DOORS ARE TO BE INSTALLED BEFORE THE PAINTING BEGINS. SUSAN HANSON RECOMMENDED THAT KICKPLATES BE ADDED AND THE BOARD APPROVED THAT RECOMMENDATION. III. NEW DOORKNOBS FOR GARAGE AND STORAGE DOORS: PETER CONDUCTED RESEARCH ON THE PURCHASE OF NEW DOORKNOBS AND TURNED THE INFORMATION OVER TO MIKE TO FOLLOW UP.

E. WASHER/DRYER KEYS: PETER DETERMINED THAT FOUR W/D REQUIRE NEW LOCKS TO STANDARDIZE THE KEYS FOR THE COIN BOXES. MG WILL HAVE "LAPSCO" ADDRESS THIS NEED.

8. ADJOURN: KMK MADE A MOTION TO ADJOURN AT 11:25 AM, SECONDED BY DON AND UNANIMOUSLY APPROVED BY THE BOARD. END