

# PEBBLE BEACH VILLAS BOARD OF DIRECTORS

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Bob Carter, President

Bette Tsoutsouras, Vice President

Ralph McCrea, Treasurer

Catherine Dowhan, Secretary

Al Jakelis, Director

Steve Brittingham, Director

Susan Hansen, Director

## PEBBLE BEACH VILLAS CONDOMINIUM ASSOCIATION BOARD OF DIRECTOR'S MEETING

**MEETING DATE:** March 29, 2012  
**MEETING TIME:** 10:00 AM  
**MEETING PLACE:** Pebble Beach Villas Clubhouse  
**CALL TO ORDER:** The meeting was called to order by Bob Carter at 10:00 AM  
**PROOF OF NOTICE:** Notice was placed on all fifteen bulletin boards 24 hours before the meeting  
**ROLL CALL:** Bob Carter, Ralph McCrea, Catherine Dowhan, Al Jakelis, Susan Hansen, Rick Kimes

### AGENDA:

#### OLD BUSINESS:

##### Bathrooms:

Susan Hansen gave a report. Al Jakelis worked very hard on the closets, wider doors, and contributed good supervision in a timely manner. The bathrooms are ready to be handicapped approved. Walls, molding, baseboard, paint, etc. and doors have been replaced. We have new vanities, mirrors, and decorations. Both bathrooms are complete. Bob Carter, Steve Brittingham, Al Jakelis, Susan Hansen, Jerry Reith, and Jay Hansen all worked very hard. The final cost was \$8,920.43, which was under budget.

WIFI is now installed in the Clubhouse. The password is inside the Clubhouse.

#### NEW BUSINESS:

##### Pool Heater Installation:

Bob Carter has reviewed the bids. We will go with the higher BTU's. Maintenance is consistent for seven years. The installation of the Aqua Cal will be done by Mark Mahoney. The price is \$4,150. Our gas heater will be kept as a backup system should the temperature go below 50 degrees. Bob Carter motioned that we accept the bid and it was seconded by Al Jakelis. All present board members voted in favor and the work will be one as soon as possible.

##### A/C Drain Line Cleaning:

Bob Carter motioned that we accept the bid from ColKitt for twice a year cleaning. It was seconded by Al Jakelis. Owners will be responsible for lines inside their unit. All present board members were in favor.

Rick Kimes explained why this cleaning is necessary to prevent water damage. Our onsite maintenance man will help supervise. All second floor vertical lines will be cleaned.

##### Parking Lot Resealing:

We have received three bids. Bob Carter wants to gather more information as to the materials to be used. The board will meet in May to make a final decision.

**Rules and Regulations Revisions:**

Our rental fee regulations will be changed and no fee will be charged. A new owner will still have a fee of \$100. Two copies of our Rules and Regulations will be given to each owner. A motion was made by Bob Carter to approve the Rules and Regulations. It was seconded by Al Jakelis. All board members voted in favor and Bette Tsoutsouras voted in favor by signed letter. Bob Carter nominated Bud Rodgers to replace Steve Brittingham on the board due to Steve's written resignation because of selling his unit.

**Painting of Buildings:**

We will have further discussion as to what is painted. The color needs to remain the same unless 75% of all owners agree to a change.

**Adjournment:**

Bob Carter motioned to adjourn the meeting at 10:50 AM and it was seconded by Susan Hansen.

Sincerely,  
Catherine Dowhan  
**Catherine Dowhan**  
**cdowhan@aol.com**