

MIN030221

PEBBLE BEACH VILLAS

BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: TUESDAY MARCH 3, 2021

MEETING TIME: 10:00 AM

MEETING PLACE: PBV CLUBHOUSE

1. CALL TO ORDER: Kevin called the meeting to order at 10:00 am
2. ROLL CALL: Present – Kevin Kelly, Peter Probasco, Steve Croft, Al Jakelis, Don Groshong. Alex Petron (telephone). Absent Bette Tsoutsouras.
3. APPROVAL OF JANUARY 15, 2021 MINUTES: Motion by Kevin, seconded by Steve to approve the minutes as presented. The board unanimously approved the minutes and approved the waiving of the reading of the minutes.
4. PRESIDENTS REPORT: The President addressed the contents of the January 15 meeting, by informing the owners that the meeting resulted in the compilation of almost 40 projects that have to be considered and perhaps addressed over the next few years. Kevin pointed out that the property is ageing and the board, under Steve Crofts direction, will consider the appropriate priorities with security, safety and cost effectiveness key criteria for decision making.
5. TREASURERS REPORT: The Treasure provided a comprehensive financial report (see attached). A key topic was an unfavorable expense variance of almost \$6,000, all attributable to the purchase of 5 washers and dryers, as previously approved by the board. Steve stated the budget will be balanced by year end.
Regarding the 40 projects, Steve stated that substantial planning is underway and that he hopes to send the projects list to owners by September, when he hopes to have planning sessions for the owners to better understand projects that must be addressed. Without being an alarmist, Steve stated that the association finances are underfunded in both the reserves and operating accounts. The report in the fall will address this issue.
6. PROPERTY MANAGERS REPORT: Mike Gallagher indicated he has provided a property assessment report for the PBV board to consider when Steve prepares his report. Mike provided a status report on our liability insurance report and said he expected the new policy in early March. Mike also indicated he was to get an estimate for an inspection of our buildings and walkways.
7. OLD BUSINESS: Insurance – addressed by Mike previously. Hot Water Heaters – confirmed by Steve that they were to be installed in March. Al asked Steve to confirm that the water treatment devices would be installed – which Steve confirmed. Control Documents Revisions – Kevin confirmed that the documents had been filed with and approved by Indian River County. Peter then provided a brief update on Hurricane supports.
8. NEW BUSINESS: Security Cameras status was provided by Peter and Don. The Committee is working with several vendors, with some promising replacement solutions – with preliminary estimates at about \$12,000. NEW PROCEDURES: Kevin then stated that three new draft procedures had been prepared – Communication Procedures, Maintenance Procedures and

Lease/Rental/Sales Procedures. The board agreed to review and finalize these procedures by the end of March.

NEW COMMITTEES: The president appointed two new committees. First, the Lease/Rental committee with three members, Don Groshong, Paul Ives and Kevin Kelly.

Second, the Painting Committee comprised of Susan Hanson {chair}, Barbara Kelly and Leslie Groshong.

END