



BODMINUTES3322

## PEBBLE BEACH VILLAS BOARD MEETING

MARCH 3, 2022

### MINUTES

1. **CALL TO ORDER:** KEVIN M KELLY CALLED MEETING TO ORDER @10 AM
2. **ROLL CALL: PRESENT:** KEVIN KELLY, PETER PROBASCO, STEVE CROFT, KEN QUINN, AL JAKELIS AND DON GROSHONG. **ABSENT:** BETTE TSOUTSOURAS
3. **APPROVAL OF MINUTES:** KEVIN STATED THAT THE MINUTES HAD BEEN POSTED ON OUR WEBSITE BY BETTE. UPON MOTION BY KEVIN, SECONDED BY STEVE, ALL BOD MEMBERS UNANIMOUSLY APPROVED THE MINUTES OF JAN 24,2022.
4. **PRESIDENT'S REPORT:** NONE
5. **TREASURER'S REPORT:**
  - A. YEAR END NUMBERS FOR 2021 SHOW A FAVORABLE BUDGET VARIANCE OF APPROXIMATELY \$8,000.
  - B. YEAR END FUNDS WERE APPROXIMATELY \$500,000.
  - C. SPECIAL ASSESSMENT COLLECTIONS ARE AT 65% OR \$156,000.
6. **OLD BUSINESS:**
  - A. THE SOFFIT PROJECT FEEDBACK INDICATED THAT WE WOULD NEED PERMITS AND WOULD BE IN EXCESS OF \$20K PER BUILDING. THE BOARD AGREED TO POSTPONE THIS PROJECT UNTIL THE ROOFING PROJECT IS TO BE DONE.
  - B. THE ROOF TRUSS PROJECT HAD SIMILAR ISSUES SO IT ALSO WAS DEFERRED UNTIL THE ROOFING IS DONE.
  - C. DOORS PROJECT FOR W/D AND GARARAGE DOORS WILL BE COMPLETED IN MARCH
  - D. THE PROJECT FOR A/C ENCLOSURE WAS DETERMINED TO BE TOO
  - E. EXPENSIVE AT THIS TIME AND WAS DEFERRED UNTIL 2023.

**7. NEW BUSINESS:**

- A. POOL COMMITTEE:** STEVE PROVIDED AN ASSESSMENT OF THE POOL COMMITTEE EFFORTS. HE ADDRESSED THE AGE OF THE POOL, ALGAE ISSUES, AND THE ASSESSMENT OF FIXING THE EXISTING POOL OR REPLACING. STEVE REPORTED THAT IT IS TOO EARLY TO GIVE ANY VIABLE ASSESSMENT. THE COMMITTEE WILL CONDUCT A SURVEY.
  - B. LANDSCAPE LIGHTING:** ON BEHALF OF THE COMMITTEE, AL REVIEWED THE COMMITTEE ASSESSMENT OF REPLACING EXISTING FIXTURES AND ADDING NEW FIXTURES. THE WRITTEN REPORT/LAYOUT WAS PROVIDED FOR OUR VITAL RECORDS FILES. AFTER AL FINISHED, SC MADE A MOTION, KQ SECONDED, AND THE BOARD UNANIMOUSLY APPROVED \$15,000 TO COMPLETE THE PROJECT.
  - C. SAFETY COMMITTEE:** ROBIN PRESENTED AN ASSESSMENT OF THE PROGRESS OF THE SAFETY COMMITTEE AND PROVIDED SOME PRELIMINARY INFO FOR THE BOARD. NO RECOMMENDATIONS WERE PRESENTED AT THIS TIME.
  - D. CLUBHOUSE/AUDIO VISUAL COMMITTEE:** JH PROVIDED A WRITTEN UPDATE FOR THE BOARD AND REVIEWED SOME OF THE ACTIVITIES OF THE COMMITTEE. NO RECOMMENDATIONS WERE PRESENTED AT THIS TIME.
  - E. FRONT ENTRANCE SIGN REPLACEMENT:** THIS PROJECT WAS BRIEFLY REVIEWED, INDICATING THAT A REQUEST FOR BID WAS EXPECTED. NO RECOMMENDATIONS WERE PRESENTED AT THIS TIME.
- 8. ADJOURN:** KEVIN MADE A MOTION TO ADJOURN AT 11:50 AM, SECONDED VBY DON AND APPROVED UNANIMOUSLY BY THE BOARD.