

PRESIDENT'S REPORT ANNUAL MEETING 1/10/2022

IT'S WONDERFUL TO SEE SO MANY OF OUR NEIGHBORS HERE TODAY. FROM WHAT I HAVE HEARD, MANY OF OUR OWNERS EXPECT TO SPEND MORE TIME AT PBB THIS SEASON. I HOPE, WHILE HERE, THEY WILL BE ABLE TO HELP PBV ACCOMPLISH MANY TASKS OVER THE NEXT YEAR.

IN A SHORT WHILE I WILL DISCUSS THE ESTABLISHMENT OF SEVERAL NEW COMMITTEES TO HELP YOUR BOARD IN ACCOMPLISHING MANY IMPROVEMENTS.

BUT FIRST, OUR AGENDA IS FULL WITH THE FOLLOWING MATTERS TO ADDRESS:

1. THE MEMBERS WILL VOTE ON THE NEW PAINT COLORS PROPOSAL SUBMITTED TO ALL OWNERS TO REPAINT OUR BUILDINGS THIS SPRING.
2. STEVE WILL REVIEW OUR FULL YEAR PERFORMANCES, BUT I AM PLEASED TO REPORT THAT WE HAVE COMPLETED THE YEAR WITHIN BUDGET WHILE COMPLETING SEVERAL MAINTENANCE AND IMPROVEMENT PROJECTS. ONE IMPORTANT EFFECT IS THAT SEVERAL PROJECTS WILL RESULT IN ONGOING SAVINGS THAT WILL PAY FOR THEMSELVES MANY TIMES OVER, SUCH AS OUR NEW HOT WATER HEATERS.
3. STEVE WILL BRIEFLY REVIEW HIS ANALYSIS OF OUR RESERVE ACCOUNTS AND CONCLUDE ON OUR NEED FOR THE PREVIOUSLY ANNOUNCED SPECIAL ASSESSMENTS.

FINALLY, I WOULD LIKE TO INFORM AND ASK OUR OWNERS TO ATTEND TO THE FOLLOWING IMPORTANT ADMINISTRATIVE MATTERS:

1. EM/PBV COMMUNICATION: PLEASE SIGN UP WITH THE EM REPRESENTATIVE AT THE END OF THIS MEETING.
2. VOTING CERTIFICATES: WE REQUIRE ALL OWNERS TO DESIGNATE THE ONE DESIGNATED UNIT-OWNER FOR VOTING. WE ARE MISSING MANY OF THESE FORMS, SO PLEASE CHECK WITH PAOLA AT THE END OF THE MEETING IF YOU NEED TO PROVIDE A NEW FORM