

Pebble Creek Homeowners Association Board of Directors meeting

The meeting was held at the Space Coast Association of Realtors on Tuesday, January 10, 2023.

Attending:	President	Mark Chapman
	Vice President	Jacob Weber
	Secretary	Torleif Gundersen
	Treasurer	Mandy Cox
	Director	Harry Van Zandt
	Director	Henry A Champagne

Not Attending: ARC Chair Will Jenkins

Meeting was called to order by President Mark at 6:35 pm.

Secretary's Report:

Minutes from the October 2022 meeting were distributed for review.

Harry made a motion to accept the minutes as read. Mandy seconded the motion. All agreed.

Minutes from the 2022 Annual meeting were distributed for review.

Harry made a motion to accept the minutes as read. Mandy seconded the motion. All Agreed.

Treasurer's Report:

Mandy presented the Treasurer's report for the month of December.

We received a total of \$845.00 for 2022 and 2023 annual dues payments in the month of December.

Normal distributions were made for the month of December.

Jake made a motion to approve the report as presented. Harry seconded. All agreed.

Collections Update:

As of December 31 2022, 9 properties are outstanding for the 2022 annual dues assessment. Out of those, 1 property also owes for 2021 and 2020 dues.

Architectural Review Committee Report:

Will has asked for assistance with the ARC inspections, due to changes in his work schedule. Mark suggested that we do a walkthrough this weekend, with anybody that can make it.

Neighborhood Watch:

Henry told the rest of the board that he is no longer able to do his walks through Pebble Creek at night and wishes to pass the neighborhood watch torch on to someone else.

Old Business:

Amending Covenants:

Clayton & McColluh are working on the amendment documents and will contact us when they are ready to move forward.

Electrical at Landing:

Harry presented a quote from Eau Gallie Electric to replace the entire electrical system for The Landing, including the two benches. The quote was for \$4,992.00 and included all work and materials for the scope agreed to. This work will bring the electrical system up to code.

Henry made a motion to approve the work being done according to the quote. Mandy seconded the motion. All agreed.

Mark made an additional motion to pre-emptively approve a 10% buffer (\$500) for Harry to make additions to the scope of work for lighting fixtures or junction boxes that are needed. Mandy seconded the motion. All agreed.

The Landing dedication and flag pole:

Mark suggested that we do a reveal party at the landing when all the work is completed.

New Business:

Paying for replacement of palm tree at entrance:

The board at Pineda Springs HOA contacted us asking if we will consider sharing the cost of replacing a deceased palm tree that was in the median by the entrance to the neighborhoods. The cost for Pebble Creek would be \$585. The tree is located North of the original property line for the entrance to Pebble Creek, but both neighborhoods' residents share the entrance and get the benefits of the trees looking good. Mark will contact their HOA and get a dialog going.

Trimming palm trees by entrance:

Mark made a motion to approve that Jessie trim the palm trees along the South side of the entrance. Harry seconded the motion.

Torleif motioned to adjourn the meeting, Mandy seconded.
The meeting was adjourned by Mark at 7:18 pm.

Next meeting:

The February monthly meeting will be held at 6:30 pm on February 14, 2023 at The Space Coast Association of Realtors, 2950 Pineda Plaza Way, Melbourne, FL 32940. Entrance on the East side of the building.