

Pebble Creek Homeowners Association Board of Directors meeting

The meeting was held at the Space Coast Association of Realtors on Tuesday, February 14, 2023.

Attending:	President	Mark Chapman
	Vice President	Jacob Weber
	Secretary	Torleif Gundersen
	Director	Harry Van Zandt

Not Attending:	Treasurer	Mandy Cox
	ARC Chair	Will Jenkins
	Director	Henry A Champagne

Meeting was called to order by President Mark at 6:36 pm.

Secretary's Report:

Minutes from the January 2023 meeting were distributed for review.

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

Treasurer's Report:

No report presented.

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:

No report presented. A discussion was had about splitting up the neighborhood between some of the directors to help Will out with the workload.

Neighborhood Watch:

Nothing reported.

Old Business:

Amending Covenants:

No update.

Landing Restoration:

The electrical system work has been completed.

Mark made a motion to approve buying a flagpole. Harry seconded the motion. All agreed.

The Landing dedication and flag pole:

New Business:

Caution Signs in the neighborhood:

Jake received a response from the City of Melbourne that they need an email from the HOA with a map showing where we want the signs to be located. The HOA is requesting that they put up 4 signs, 1 on each side of the first corner by the roundabout and 1 on each side of the first bend in Pebble Creek Street.

Amending the ARC guidelines to allow metal roofs:

Mark will add this to the agenda for the next meeting. Suggestions for other ARC amendments to be considered at the same time are welcome.

Harry motioned to adjourn the meeting, Jacob seconded.

The meeting was adjourned by Mark at 7:08 pm.

Next meeting:

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