

Pebble Creek Homeowners Association Board of Directors meeting

The meeting was held at the Space Coast Association of Realtors on Tuesday, April 18, 2023. The meeting was postponed a week, due to venue availability.

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

Not Attending:	ARC Chair	Will Jenkins
	Director	Henry A Champagne

Meeting was called to order by President Mark at 6:38 pm.

Secretary's Report:

Minutes from the March 2023 meeting were distributed for review.

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

Treasurer's Report:

The treasurer's reports from February and March 2023 were distributed for review.

There was no income in the month of February.

Normal disbursements were made in the month of February. In addition Jessie Roseman was paid an additional \$960 on top of his usual fee for a tree removal.

Total income for the month of March was \$6,010.50, out of which \$5105.00 was for 2023 annual assessments and the rest for previous years assessments, late fees and estoppel letter fees.

Normal disbursements were made in the month of March. In addition Eau Gallie Electric was paid \$5,717.00 for the total renewal of the electrical system for the Landing.

Collections Update:

As of March 31, 2023, 6 properties are outstanding for the 2022 annual dues assessment and 16 are outstanding for 2023.

Invitation Homes owns the following properties on Pebble Creek St: 2903, 2920, 2985, 2992 and 3002. All 5 are outstanding for 2023 and the last 4 are also outstanding for 2022 annual dues assessment.

They will receive a final notice in the form of a certified letter with their combined balance due, and if unpaid, they will be handed over to our attorneys for collection.

Everyone that is overdue has received notification letters with current balance due including late fees.

Architectural Review Committee Report:

No report was presented.

Neighborhood Watch:

No incidents were reported.

Old Business:

Amending Covenants:

Clayton and McCulloh are still working on preparing the documents and have stated that they don't need anything from us at the current moment.

New Business:

Transfer budget surplus into a CD:

Mandy made a motion that we transfer \$25,000 from the checking account into a CD at the best interest rate available for 3 years or less. Mark seconded the motion. All Agreed.

E-payments for Annual Dues:

Jake suggested that we add the option to receive the annual dues payments electronically. This would make it easier to make the payment for each homeowner and also reduce the amount of work for Mandy, who has to endorse and deposit every check coming in the mail.

To start building a digital distribution list, it was decided that we will send a mailer to all homeowners asking them to sign up on our website if they're interested in receiving updates about the new payment options and other information from the HOA.

Spring Garage Sale:

It was decided that we will have an official neighborhood garage sale on Saturday June 3, 2023.

Harry motioned to adjourn the meeting, Torleif seconded. All agreed.

The meeting was adjourned by Mark at 7:18 pm.

Next meeting:

The May monthly meeting will be held at 6:30 pm on May 9, 2023 at The Space Coast Association of Realtors, 2950 Pineda Plaza Way, Melbourne, FL 32940. Entrance is on the East side of the building.