

Pebble Creek Homeowners Association Board of Directors meeting

The meeting was held at the Space Coast Association of Realtors on Tuesday, June 13, 2023.

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

Not Attending:	Director	Henry A Champagne
	ARC Chair	Will Jenkins

Meeting was called to order by President Mark at 6:30 pm.

Attorney Phone Call:

First on the agenda was a scheduled phone conference with our attorney, Neal McCulloh to discuss the covenants amendment process and go through the specifics of the suggested amendments that his office has prepared.

Mark made a motion to decide on what we're including in the amendment by June 27. Mandy seconded. All agreed.

Secretary's Report:

Minutes from the May 2023 meeting were distributed for review.

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

Treasurer's Report:

The May Treasurer's report was distributed.

The income in the month of May was \$1,042.50 in the form of various 2022 and 2023 Annual Dues and late fees.

Normal disbursements were made in the month of May. In addition \$5,503.75 was paid to Clayton & McCulloh for preparing the Covenants Amendment documents.

Harry made a motion to accept the Treasurer's report as presented. Torleif seconded. All Agreed

Collections Update:

As of May 31, 2023, 5 properties are outstanding for the 2022 annual dues assessment and 12 are outstanding for 2023.

Architectural Review Committee Report:

No report was presented.

Neighborhood Watch:

No incidents were reported.

Old Business:Amending Covenants:

Directors will review the material and decide on what to include in the initial amendment to the Covenants.

Establish a CD:

No progress was reported.

E-payments for Annual Dues:

No progress was reported.

Landing Flagpole:

Harry volunteered to help in the process of getting quotes for installing a flagpole at the landing.

New Business:

No new business.

Mandy motioned to adjourn the meeting, Mark seconded. All agreed.

The meeting was adjourned by Mark at 7:55 pm.

Next meeting:

The July monthly meeting will be held at 6:30 pm on July 11, 2023 at The Space Coast Association of Realtors, 2950 Pineda Plaza Way, Melbourne, FL 32940. Entrance is on the East side of the building.