

## Pebble Creek Homeowners Association Board of Directors meeting

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

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

Not Attending:	Vice President	Jacob Weber
	ARC Chair	Will Jenkins

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

### **Secretary's Report:**

Minutes from the July 2023 meeting were distributed for review. No meeting was held in August or September due to lack of a quorum on both occasions.

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

### **Treasurer's Report:**

The July and August Treasurer's reports were distributed.

No income in the months of July or August.

Normal disbursements were made in the month of July. In addition the amount of \$25,000 was transferred to open a CD at TD Bank. The amount of \$2,000 was paid to 321 Flags & Gifts as a 50% down payment for the flagpole and installation. Also, \$176 was paid to USPS as the annual fee for our PO Box.

Normal disbursements were made in the month of August. In addition the amount of \$2,161.03 was paid to 321 Flags & Gifts for the completion of the flagpole install at The Landing. The amount of \$109.44 was paid to Artemis as the annual fee for ghosting our website.

Harry made a motion to accept the July and August Treasurer's report as presented. Mark seconded. All Agreed.

### **Collections Update:**

As of August 30, 2023, 5 properties are outstanding for the 2022 annual dues assessment and 12 are outstanding for 2023.

Mark made a motion to turn the properties due for 2022 dues to our lawyers for collection. Second by Mandy. All agreed.

### **Architectural Review Committee Report:**

A discussion was had about trying to get more people to volunteer for the ARC.

### **Neighborhood Watch:**

No major incidents to report.

### **Old Business:**

#### Amending Covenants:

Mark made a motion to present the suggested covenant amendments that we received from our attorney, at the annual homeowner's meeting, for review and discussion. Torleif seconded the motion. All agreed

#### Establish a CD:

A CD of \$25,000 was established in July.

#### Landing Flagpole:

The flagpole installation work has been completed. The flag will be flown as soon as the light has been moved, so the flag can be illuminated 24/7.

#### Annual Meeting

Due to the lack of quorum at the last two meetings, the annual homeowner's meeting has been rescheduled for 7 pm on November 14, 2023.

Mark made a motion to keep the Covenants Amendments as an agenda item at the Annual Meeting and plan on having a Special Meeting to only deal with the amendments in the spring. Mandy seconded the motion. All agreed.

#### Padlocks

Harry is purchasing the two locks for the electrical boxes next week.

### **New Business:**

No new business was presented.

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

The meeting was adjourned by Mark at 7:40 pm.

#### Next meeting:

The Annual Homeowner's meeting will be held at 7 pm on November 14, 2023 at The Space Coast Association of Realtors, 2950 Pineda Plaza Way, Melbourne, FL 32940. Entrance on the East end of building.