

## Pebble Creek Homeowners Association Board of Directors meeting

The meeting was held at the Space Coast Association of Realtors on Tuesday, January 16, 2024.

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

Not Attending:	ARC Chair	Will Jenkins
	Director	Henry A Champagne

Meeting was called to order by President Mark at 6:45 pm.

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

Minutes from the October 2023 meeting were distributed for review via email. No meeting was held in December due to lack of a quorum.

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

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

No Treasurer's report was presented.

### **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 suggested that we dedicate the February meeting to discussing the content of the suggested language from our attorney and deciding on the language the board wants to include in the final version that will be presented to the homeowners for approval.

## **New Business:**

### Notary license for Mandy:

Mark made a motion to cover the cost of Mandy's Notary Public license. Harry seconded the motion. All agreed.

### Change time of meeting:

Mark made a motion to move our monthly meetings to the third Tuesday of the month going forward. Mandy seconded the motion. All agreed.

### Rollover CD:

Mark made a motion to renew the CD for another 12 months. Jake seconded the motion. All agreed.

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

The meeting was adjourned by Mark at 7:23 pm.

### Next meeting:

The next meeting will be held at 6:30 pm on February 20, 2024 at The Space Coast Association of Realtors, 2950 Pineda Plaza Way, Melbourne, FL 32940. Entrance on the East end of building.