

**Pebble Creek Homeowners Association
Board of Directors meeting**

The meeting was held at the Space Coast Association of Realtors on Tuesday, February 20, 2024.

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

Not Attending: ARC Chair Will Jenkins

Also attending was Jesse Walsh, owner of 4537 Rivermist Dr.

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

Secretary's Report:

Minutes from the January 2024 meeting were distributed for review.

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

Treasurer's Report:

The January Treasurer's report was distributed for review.

Income for January was \$10,845, all from 2024 annual dues received.

Normal disbursements were made in the month of January. In addition \$177.90 was paid for the Notary Public renewal and \$61.25 was paid for the annual state of Florida filing.

Jacob made a motion to approve the report. Harry seconded the motion. All agreed.

Collections Update:

As of January 31, 2024, 5 properties are outstanding for the 2022 annual dues assessment and 11 are outstanding for 2023.

Architectural Review Committee Report:

Jesse said that both him and his wife are willing to help out with the ARC, a welcome addition to the team. More details on how we'll structure the ARC going forward, will be discussed at the next meeting.

Neighborhood Watch:

No major incidents to report.

Old Business:

Amending Covenants:

The majority of the meeting was dedicated to go through the suggested amendment to the Covenants and finalize what we want to put up for approval by the homeowners.

Article IV, Section 10: Harry made a motion to approve the section as written. Mandy seconded the motion. All agreed, except Jacob abstaining from the vote.

Article VII, Section 3: Torleif made a motion to approve the section as written and in addition specify that the quorum requirement is 20% of the Lot Owners to have the power to amend the declaration. Jacob seconded the motion. All agreed.

Article VII, Section 6: Mandy made a motion to approve part (a) through (d) as written. Harry seconded the motion. All agreed.

Harry made a motion to approve part (e) through (i) as written. Mandy second the motion. All agreed.

Section 7: Harry made a motion to approve the section as written, but remove the word “minor” in the last sentence and add that the garage must be able to be closed at the end of the sentence. Jacob seconded the motion. All agreed.

New Business:

Change time of meeting:

Henry made a motion to move the meetings to the second Wednesday of each month. Jacob seconded the motion. All agreed.

Henry made a motion to nominate Jesse Walsh as a director. Harry seconded the motion. All agreed.

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

The meeting was adjourned by Mark at 8:21 pm.

Next meeting:

The next meeting will be held at 6:30 pm on March 13, 2024 at The Space Coast Association of Realtors, 2950 Pineda Plaza Way, Melbourne, FL 32940. Entrance on the East end of the building.