

Pebble Creek Homeowners Association
Board of Directors meeting

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

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

Not Attending:	Director	Henry A Champagne
	Director	Jesse Walsh
	ARC Chair	Robin Ennis

Meeting was called to order by President Mark at 6:40 pm.

Secretary's Report:

Minutes from the March 2024 meeting were distributed for review.

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

Treasurer's Report:

The March Treasurer's report was distributed for review.

Income for the month of March was \$1287.00, from 2023 and 2024 Annual Homeowner's Dues

Normal disbursements were made in the month of March.

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

Collections Update:

As of January 31, 2024, 5 properties are outstanding for the 2022 annual dues assessment and 8 are outstanding for 2023.

Architectural Review Committee Report:

No report was given.

Neighborhood Watch:

No major incidents to report.

Old Business:

Amending Covenants:

We have not received any update from the attorneys.

New Business:

ECOR service being limited:

ECOR has contacted the HOA to notify us that, due to difficulty of access, they will no longer service the edges of the canal behind the properties East of the main pond. Several properties have fences going down to the edges of the water, making it very difficult for their technicians to treat the whole stretch.

This was always an extra service that ECOR provided, as the HOA has only paid for the edges of the pond that are in the common areas, to be treated. The areas with canals behind individual properties are considered easements on that lot and any upkeep or maintenance is the responsibility of the lot owner.

Any alteration of the original waterway has to be approved by the St. Johns River Water Management District.

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

The meeting was adjourned by President Mark at 7:41 pm.

Next meeting:

The next meeting will be held at 6:30 pm on May 23, 2024 at The Space Coast Association of Realtors, 2950 Pineda Plaza Way, Melbourne, FL 32940. Entrance on the East end of the building.