

## Pebble Creek Homeowners Association Board of Directors meeting

The meeting was held at the Space Coast Association of Realtors on Thursday, May 23, 2024.

Attending:	President	Mark Chapman
	Vice President	Jacob Weber
	Secretary	Torleif Gundersen
	Director	Harry Van Zandt
	Treasurer	Mandy Cox
	Director	Jesse Walsh
	Director	Henry A Champagne
	ARC Chair	Robin Ennis

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

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

Minutes from the April 2024 meeting were distributed for review.

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

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

The April Treasurer's report was distributed for review.

Income for the month of April was \$760.00, from 2024 Annual Homeowner's Dues

Normal disbursements were made in the month of April.

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

### **Collections Update:**

As of April 30, 2024, 5 properties are outstanding for both 2022 and 2023 annual dues assessment and 3 are outstanding for 2023.

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

The ARC Chair distributed a report with applications and items for discussion regarding the ARC review processes.

#### ARC applications processed:

1. 2964 Pebble Creek St. request for exterior paint colors.  
Status - Approved

Pebble Creek Homeowners' Association  
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2. 4536 Rivermist Dr. request for exterior paint colors.  
Status - Approved
3. 3034 Pebble Creek St. request for exterior window replacement.  
Status - Approved

### **Neighborhood Watch:**

No major incidents to report.

### **Old Business:**

#### ARC Discussion:

A discussion was had about parking on the streets. The issue was tabled until the next meeting. The ARC letter to homeowners will be reworded to indicate that the issue of parking in the streets is still being considered by the Board of Directors.

#### ECOR service update:

Due to not having easy access to areas along the canals East and West of the pond, ECOR will now only treat the common area around the pond. The new monthly fee is \$90, down from \$200.

Torleif made a motion to approve the new ECOR treatment area and monthly fee. The motion was seconded by Jesse. All agreed.

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

#### Amending Covenants:

We have not received any update from the attorneys.

### **New Business:**

#### New LED sign at the entrance:

Mark will look into options for putting up a solar powered sign to display HOA info, in the median by the entrance.

#### Electronic payment of annual dues:

Mandy will ask the bank about options to receive our Annual dues electronically.

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

The meeting was adjourned by President Mark at 8:18 pm.

#### Next meeting:

The next meeting will be held at 6:30 pm on June 18, 2024 at The Space Coast Association of Realtors, 2950 Pineda Plaza Way, Melbourne, FL 32940. Entrance on the East end of the building.