

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

The meeting was held at the Space Coast Association of Realtors on Tuesday, July 9, 2024.

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

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

Homeowner attending: John Hite, 2953 Pebble Creek St.

Meeting was called to order by President Mark at 6:43 pm.

Secretary's Report:

Minutes from the June 2024 meeting were distributed for review.

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

Treasurer's Report:

There was no income in the month of May. Normal disbursements were made in the month of May and in addition a payment was made for the yearly liability insurance.

There was no income in the month of June. Normal disbursements were paid in the month of June.

Jake made a motion to approve the treasurer's reports for May and June. Mark seconded the motion. All agreed.

Collections Update:

As of June 30, 2024, 5 properties are outstanding for 2022, 2023 & 2024 dues, 3 properties are outstanding for 2023 & 2024 dues and 11 properties are outstanding for 2024 dues.

Mark made a motion to send all properties due for 2022 and 2023 to our lawyers for collection and to do the same for properties still due for 2024 dues after October 1. Torleif seconded the motion. All agreed.

Architectural Review Committee Report:

No ARC report was presented at the meeting.

Neighborhood Watch:

No major incidents to report.

Old Business:

Amending Covenants:

Mandy will contact Clayton & McCulloh to ask them for advice on any changes we would need to make to the new amendments as a result of the new state legislation that went into effect on July 1.

New LED sign at the entrance:

Mark is continuing to work with collecting quotes.

Electronic payment of annual dues:

No update on this.

Wire 3 fiber internet installation:

Jake has attempted to contact them, but has not heard back yet.

New Business:

New Florida Statutes:

Mandy will also ask about how the new legislation is affecting our procedures or governing documents.

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

The meeting was adjourned by President Mark at 7:36 pm.

Next meeting:

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