

Pebble Creek Homeowners Association Board of Directors meeting

The meeting was held at the Space Coast Association of Realtors on Tuesday, August 27, 2024.

Attending:	President	Mark Chapman
	Vice President	Jacob Weber
	Secretary	Torleif Gundersen
	Director	Jesse Walsh
	ARC Chair	Robin Ennis

Not Attending:	Director	Harry Van Zandt
	Treasurer	Mandy Cox
	Director	Henry A Champagne

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

Secretary's Report:

Minutes from the July 2024 meeting were distributed for review.

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

Treasurer's Report:

No report was presented.

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.

All properties with outstanding annual dues for 2022 and 2023 have been forwarded to our attorneys for collection.

Architectural Review Committee Report:

Letters were sent out in July to all homeowners and rentals, notifying everyone that the ARC is back up and running and that review inspections will start up again. Walkthrough inspections were done on July 5th and August 27th. Robin presented an overview of the number of the most prevalent violations and there was a significant drop from July to August, an indication that the letter had a positive impact.

Neighborhood Watch:

No report was presented.

Old Business:

Amending Covenants:

We're awaiting a response from our attorneys on where they are with preparing our documents for the amendment process.

New LED sign at the entrance:

Mark is continuing to work on this, collecting info and quotes.

Wire 3 fiber internet installation:

Jake will request that a representative from Wire 3 comes to one of our meetings to present their plan.

New Business:

Fall garage sale:

The official Pebble Creek HOA Fall garage sale is on Saturday, November 23, 2024

Annual Meeting:

Jake made a motion that we hold off on setting a date for the annual meeting until we hear from the attorneys about when the amendment documents will be ready. Jesse seconded the motion. All agreed.

"Slow Down" traffic sign at entrance:

Mark will contact the city to find out what options we have for installing a sign on the curve going into the neighborhood. We have public streets in our neighborhood, managed by the city. They make all decisions regarding traffic signs and install and maintain them. We can petition them to install a sign, but ultimately it's their decision. This also includes getting speed bumps installed.

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

The meeting was adjourned by President Mark at 7:55 pm.

Next meeting:

The next meeting will be held at 6:30 pm on September 17, 2024 at The Space Coast Association of Realtors, 2950 Pineda Plaza Way, Melbourne, FL 32940. Entrance on the East end of the building.