

Pebble Creek Homeowners Association Board of Directors meeting

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

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

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

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

Secretary's Report:

Minutes from the August 2024 meeting were distributed for review.

Jake made a motion to accept the minutes as read. Jesse 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:

Jesse made a motion to approve the wording of the "Notification of ARC Violation" form letter. Jake seconded the motion. All agreed.

The ARC will conduct a walk through inspection within the next few days and mail out notification letters to homeowners and tenants of the properties with violations.

Neighborhood Watch:

No report was presented.

Old Business:

Amending Covenants:

We're awaiting a response from our attorneys on their progress with preparing our documents for the amendment process.

New LED info sign at the entrance:

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

Wire 3 fiber internet installation:

Jake made a motion to let Wire 3 make their presentation to the board on Oct 10 at SCAR. Torleif seconded the motion. All agreed.

Fall garage sale:

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

Annual Meeting:

Mark made a motion to move the annual meeting to November 19. Torleif seconded the motion. All agreed.

"Slow Down" traffic sign at entrance:

Mark will contact the city to request that a "Slow Down" sign be installed by the entrance to the neighborhood. He will also inquire about painting crosswalks at the intersections where the sidewalk path crosses the street.

New Business:

No new business was presented.

Torleif motioned to adjourn the meeting, Jesse seconded the meeting. All agreed.
The meeting was adjourned by President Mark at 7:18 pm.

Next meeting:

The next meeting will be held at 6:30 pm on October 15, 2024 at The Space Coast Association of Realtors, 2950 Pineda Plaza Way, Melbourne, FL 32940. Entrance on the East end of the building.