

The Villages of Pebble Brook
Homeowners Association Board Meeting

June 25, 2025

6:00 p.m.

Pebble Brook Golf Course Meeting House

Attendance: Liz Tate, Terry Padgett, Sharon Oliver, Tamisa Lush

- I. Call to Order- Liz Tate
- II. Review May meeting minutes- reviewed, approved
- III. Board of Directors Report
 - Amenities Association Report – Terry
 - Pool opening celebration has been moved to Labor Day weekend (specifics to be announced later)
 - Wading pool remains closed, Terry/Brad Mays/Russ Lush are working to replace and repair motor to avoid a sizeable charge from Aquatic Management
 - Pool patrons BE DILIGENT in following rules/expectations, Terry has replaced broken basketball goal and broken fence light due to unruly actions of others
 - Boulevard Association Report – Terry
 - Nothing new at this time, Tamisa will follow up on Pond Entrance lighting
 - Financial Report – Allen and Sharon
 - Allen absent but provided current financial statement, Sharon provided additional report
 - Liz and Sharon will communicate with Allen and Huntington Bank to transfer financial privileges over to Sharon as Allen is stepping down from his service
 - Notifications to unpaid homeowners will be sent this week, pool privileges will be revoked until dues are paid
- IV. Neighborhood Updates
 - Welcome New Residents
 - Activities- homeowner shared plan for North end July 4th activities

- Architectural Committee
 - Review of homes in need of notifications of covenant violations.
 - Discussion of 4 homes/yards in covenant violations due to disrepair of house conditions and/or maintenance of yard, Liz will continue to communicate with owners, possibly include legal notification if needed
 - Homeowner covenant violation case update 17848 Sandy Run Ct.
 - Situation continues to be monitored, neighbors are to notify authorities for any suspicious situations

V. Other Business

- None

VI. Adjourn

Next meeting date – Move to July 16th at 6:00 p.m.