

**The Villages of Pebble Brook**  
**Homeowners Association Board Meeting**  
**February 19, 2025      6:00 pm**  
**Pebble Brook Golf Course Meeting House**

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

Guests: Robert Tate, Jack Oliver

- I. Call to Order **President Liz Tate, 6:02 pm**
- II. Board of Directors Report
  - Review January 22, 2025 HOA Board meeting minutes  
-minutes reviewed and approved
  - Amenities Association Update  
-Terry shared that he had a preseason “walk through” with Aquatic Management as the 2025 Season approaches, contact information for Brandon Burress was shared as the Amenity Board looks to update the current card and security system prior to opening, pool season events (Memorial Weekend and Closing) were discussed, excited to possibly incorporate “The Acoustic Geezers” for opening (big hit last season!)
  - Boulevard Association Update  
- meeting postponed until February 26th
- III. Treasurer’s Report  
-All 2024 assessments have now been collected, 105/197 2025 assessments have now been collected, invoice paid to Xscape for the repair of Moontown Lighting, 2025 Budget continues to be on track with expected expenses, Allen and Sharon continue to work together to streamline the financials with the updated software
- IV. Committee Reports
  - Welcome Committee  
-all new homeowners should receive Welcome information/gifts by this weekend
  - Activities Committee  
-Liz will contact Tiffany (Cocoa with Santa, food trucks) and Jordan (chili cook-off) to see about continuing these for 2025
  - Architectural Committee  
-nothing to report at this time

Meeting Adjourned

Next meeting date – April 23rd at 6:00 p.m. Golf Course Meeting House