

The Villages of Pebble Brook
Homeowners Association Board Meeting

May 21, 2025

6:00 p.m.

Pebble Brook Golf Course Meeting House

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

Guests: Robert Tate

- I. Call to Order – Liz
- II. Review April meeting minutes- minutes approved
- III. Board of Directors Report
 - Amenities Association Report – Terry
 - Update on pool keys
 - New card reader system has been purchased, still looking for help with installation (Rob Tate is reaching out to a contact), pool will open under old system for now
 - Shrubs around playground have been removed (Xscape doing the work)
 - Food/supplies for opening party purchased, Date change- May 31st
 - Leaking filter valve replaced by Brad Mays (cost of parts), pool management quoted \$900 for repair, Thank you Brad!
 - Terry in close communication with Aquatics Management, monitoring some issues with opening progress and facility conditions
 - Boulevard Association Report – Terry
 - Nothing new at this time
 - Question asked about pond bed lighting, Tamisa will follow up with Brad Mays
 - Financial Report – Allen and Sharon
 - Shared, discussion of notification process for homeowners with outstanding 2025 Dues, Sharon and Allen will team up on this
 - Financials approved
- IV. Neighborhood Updates
 - Welcome New Residents- Allen shared new homeowners
 - Activities– feedback on neighborhood sale
 - Architectural Committee

- Applications – Approved & Pending
 - currently all submitted projects approved, discussion on some requests/no CCR language or violations so approved
 - Homeowner covenant violation case update- Board is questioning the validity of the provided lease, Liz will follow-up with legal counsel (Nicole)
- V. Other Business
 - Installation of dog waste stations and process to empty waste baskets- on hold at this time, who will maintain the stations?
- VI. Adjourn

Next meeting date – Move to June 25 at 6:00 p.m.