

**The Villages of Pebble Brook
Homeowners Association Board Meeting**

Attendance

Board Members- Liz Tate, Terry Padgett, Tamisa Lush, Sharon Oliver

Guests- Robert Tate, Jack Oliver

**September 17, 2025 6:00 p.m.
Pebble Brook Golf Course Meeting House**

I. Call to Order- Liz Tate

II. Review June meeting minutes- minutes approved, no July meeting

III. Board of Directors Report

- Amenities Association Report – Terry

- Pool closed as of September 14th, season extended due to opening delay
- Post season items, repair of Wading pool leak, address mold issues in Women's shower area
- 2026 Pool Maintenance Contract, to be renewed with Aquatic Management
- 2026 Grounds Maintenance contract, Xscape/Stan Trusty
- 2026 Amenities budget will increase 7%

- Boulevard Association Report - Terry

- 2026 Boulevard Budget will increase 6%

- Financial Report – Sharon/Allen

- Current financials approved, Sharon, Liz, and Terry will meet to finalize the 2026 Budget prior to the 10/22 Annual Meeting

o Final notice to delinquent homeowners

-Sharon provided an updated list of those in arrears, Tamisa and Sharon will draft a notice to be mailed Certified Mail

IV. Neighborhood Updates

- Welcome New Residents

-the duties of this position will need to be shared with new volunteer, thank you to Pam Benson for the work on this

-discussion of what items need to go into New Homeowner "gift"

- Activities

- Architectural Committee

- o 4964 Ashbrook Drive – trim replacement

- o 17971 Candlewood Court – driveway replacement

- o 5267 Ashbrook Dr. – replace patio

V. Other Business

- Nominations for 2026 board

-Email and FB communication sent, reminding homeowners of Annual Meeting details, also included was information pertaining to the 2026 HOA Board elections

-Terry and Liz provided needed documents to prepare for upcoming meeting, October 22nd at 5:30/social at 6:00, Tamisa will update details and send to residents along with voting/ballot information

VI. Adjourn

Next meeting date – Annual meeting, October 22 at 5:30 Social/6:00pm Business, Clubhouse Simulator Banquet room