

Perico Bay Village Condominium Association, Inc.

Meeting Minutes
Meeting of the Board of Directors
February 23, 2021
4:00 p.m.

1) The meeting of the Board of Directors of Perico Bay Villages Condominium Association, Inc., a Florida Corporation Not for Profit, was held by teleconference on Tuesday, January 26, 2020 at 4:00 p.m.

2) The meeting was called to order by Joe Hughes, board President, who chaired the meeting. Also joining the call were Board Members Pete Tyree, Mark Botti, Annie Day & Russ Stanley. . Jeff Richardson with ResCom Management also joined the call.

3) Joe Hughes announced that all board members had been notified and the notice was properly posted on the community property. A quorum was present.

4) Approval of prior meeting minutes.

Motion by Mark Botti to approve the meeting minutes from January 26, 2021 and seconded by Russ Stanely. Approved by all. Motion carried 5-0

5) Treasurer's Report

Pete Tyree stated as of January 31, 2021, Perico Bay Village had \$277,107.91 in the operating account and \$341,721.25 in reserves.

6) Old Business

- A) Water Reduction- well number #6 is down. In 2017 527,000 gallons of water was used per month in the Perico Bay Club and the last two months the water usage has averaged 157,414 per month.
- B) Landscape Update- Laurel Finch spoke about the arborist from WestBay Landscaping who came out to look at several trees throughout the community. The committee has gone through the design and are looking at ways to reduce The pool area is going to be first priority for updating the landscaping.

7) New Business-

- A) Rentals/ Sales- Joe Hughes discussed recent sales and upcoming units for sale. Joe also mentioned that year to date there have been 12 short term rentals.
- B) Insurance- Joe Hughes mentioned that the insurance is due in May and he anticipates it to increase 10-15%.
- C) Attic doors and ladders to the attic on the even numbered buildings is still going on.
- D) Black Dot Algae in the pool has been taken care of.

- E) Fire extinguishers check is on March 10, 2021 so please have your extinguishers placed outside your unit.
- F) Keys to units- If you are new to the association or you have changed your locks please make sure you give [Annie Day](#) a copy of your key just in case the association needs to get inside your unit and you are not home.
- G) New speed sign was installed Marcus & Russ

8) Master Board update.

- Facilities in the Clubhouse are still closed like the fitness room until further notice.
- Discussion had with Spectrum upgrading the contract but Spectrum is looking for a 10 year contract.
- Small meeting room available for six people only
- Associations can still hold meetings in the big meeting room but with limited capacity
- Security committee is working on installing lights
- Master board has approved \$45,000 for additional landscaping

9) Adjournment

With no more business to discuss, Russ Stanley motioned to adjourn the meeting at 5:25 p.m. and was seconded by Mark Botti. Approved by all. Motion carried 5-0

Minutes prepared by

ResCom Management