

Perico Bay Villages Board of Directors Meeting (Jan 27,2022 Thurs 4:00)

MINUTES

1. **Roll Call / Opening Remarks:** Joe called to meeting to order at 4:05pm. A quorum was established with all five board members present: Joe Hughes, Annie Day, Cathey Bowers, Ann Hester, and Pete Tyree. Notice for the meeting was provided in accordance with FL ST 718 and the association's governing documents.
 - a. Jim Catalani's (Unit 612) & Maryann Parfitt (713) units are for sale
 - b. Richard Buckley Status- Linda Henry refusal for eviction. The association's attorney has the lead. So far, the association has paid \$700.
 - c. Updated owner / renter recap by building (Sent out earlier) Quarterly update. This tracking sheet will continue to be updated for sales and rentals.
2. **Old Business (Last Meeting Minutes) (Annie)**
 - a. Meeting notes from December 16 MOTION made by Annie Day, seconded by Ann Hester to approve the meeting minutes as presented. MOTION passed unanimously.
 - b. Update details around recycling (Two new bins ordered)
3. **December Financials 2021 (Pete / Joe) See 4th Qtr. Simplified Financial Recap**
 - a. Total monies \$609,917
 - b. Operating Fund: \$262,663 Reserve Fund: \$347,254
 - c. Move \$200,000 from Operating Fund into Reserves= \$547,254
 - d. Check & Savings= \$598,934 - (\$347,254 + \$200,000) = Net \$51,254 (Operating)
 - e. Total delinquency: \$92 (Lowest it has ever been in last 4 years)
4. **Landscape & Irrigation: Cathy / Laurel / Bill (\$3781 + \$4505 (Disease Palms) 2022**
 - a. Toured / educated owners on Landscaping (Nick-Brightview) & Team
 - b. Complete Building #7 (Pay off in 2022)
 - c. Next building to address next / Landscape Team: Bldg. #3 or Bldg. #1
 - d. Landscape not budgeted in 2022 (Vote to apply \$10,000 for landscaping 2022)
 - e. Bill / Matt rounds in complex to monitor irrigation & watering new planting
 - f. Owner input on next bldg. install- Customize (Use Brightview Menu)
5. **Current Projects: (Pete / Alex / Tom) (See Project List / New Ideas)**
 - a. Bubbler for back water area
6. **Committees Updated / Communications- (Ann) New Committee Recap Attached**
 - a. Held Individual Committee Meetings-Roles & Responsibilities
 - b. Starting reporting process this month
 - c. Will implement a new "Architectural Committee"- (New windows etc.)
7. **Committee Reports: Presented aloud**
 - a. Social, Sales & Rental, Covenant Enforcement, Insurance, Contracts
1. Appeals Committee, Architectural Insurance Committee: Looking at property insurance rising costs, so put together a letter addressed to Dave Murley (Pres of Master Board) to propose grouping insurance across the PBC communities. Also looking at grouping our Villages community's homeowner's insurance. All in effort to get better size & leverage with Insurance carriers.

2. Maintenance: Besides covering the various projects covered earlier on the agenda the Team working with Artistry has come up with a product that will replace the badly damaged pebble landings. The product is made by Marbelite International & we are looking at various colors of the product Décor Chips. A sample was shown & the architectural Team can review color options. Artistry would remove the pebble surface first, then apply these panels. Still getting the total number of units to be repaired and a bid for all. Ballpark is \$400 t(Smaller landings) to \$800 for large landings.
3. Social: All social events have been cancelled until further notice. The only one that will remain is our Whiney Wednesdays each month.
4. Master Board (Cont.): Will be going with unmanned gate plan which will cover from 11:00 PM to 7:00 AM daily. This time will still be monitored virtually. More details will be coming on the use of the kiosk. The savings for the Master Board is \$2240 / Month. The bubbler for the back waters behind the even buildings is in the works now.
5. Communications: There will be a monthly Villages newsletter published each month. Pertinent information on events going on, personal interviews to get to know our owners better, sharing restaurant critique's etc.
6. Financial: Team validated all numbers for the year 2021. Looking to educate owners more so on various financial fronts. Team will begin to get new bids on roof, paving etc. to update our reserve plans. These will be done internally. Going into 2022. projected surplus money use will be highlighted and used voted on by owners.
- 8. Master Board Update (Marcus)**
 - a. Café on the deck in future
 - b. b. PBC Directories available
 - c. Approved 3rd Shift virtual security plan & gate concept (Remote Kiosk)
- 9. Next Regular Board Meeting: Thursday February 24, 2022 @10:00 AM (Clubhouse) and Establish 2022 Annual Meeting date**
- 10. Owner Comments:**
- 11. Motion to Adjourn Meeting:** With no further business to discuss the meeting adjourned at 5:15pm.