

Perico Bay Villages Board of Directors Meeting (Feb 24, 2022, Thurs 10:00)

MEETING MINUTES

1. **Roll Call / Opening Remarks:** The meeting was called to order at 10:06am. A quorum was established with the following board members present, Joe Hughes, Pete Tyree, Ann Hester, and Cathey Bowers. Annie Day had an excused absence.
 - a. Jim Catalani's (Unit 612) & Maryann Parfitt (713) units are sold -Welcome new owners Qiyu Jay Zhao (612) & John Romano (713)
 - b. Richard Buckley Status provided. The board is planning a closed meeting with the attorney to be held on Tuesday, March 1st at 4:30pm.
 - c. Candidates running for Village Board (Last date 3-14-22)
2. **Old Business (Last Meeting Minutes) (Annie)**
 - a. Meeting notes from January 27, 2022, **MOTION** made by Pete, seconded by Ann to approve with one addition: "Ann Hester requested a Reserve Study be completed."
 - b. Update details around recycling (Bins not being delivered or picked up): Recycling pick up cancelled in Manatee County effective June 3rd. Please discard items in the dumpsters and utilize the county recycle drop off locations.
 - c. Fire Extinguisher Annual Inspection – scheduled for 3/18/22. Please confirm with Annie Day that we have a key on file.
3. **January Financials 2022 (Pete / Joe) -See Reserve Distribution attached**
 - a. January month status: (-\$2950 vs monthly Budget)
 - b. Total monies \$652,288
 - c. Operating Fund: \$289,982 Reserve Fund: \$362,306
 - d. Move \$125,000 or \$150,000 into Operating Fund
 - e. Total delinquency: \$5510 (Four owners behind as 1-31-22)
 - f. The board will obtain an updated roof quote.
 - g. Appraisal to be updated for 2022.
4. **Landscape & Irrigation: Cathey / Bill – On hold pending available funds.**
 - a. Water use very high for Villages- Bill checking issue
 - b. To cover initial Landscape cost first, 2nd Qtr. address Bldg. #1
 - c. Palm trimming done to remove berries- Impact racoons / rats
 - d. Owner input on next bldg. install- Customize (Use Brightview Menu)
 - e. Michelle Roer suggested informing residents per building (part time and full time) PRIOR to landscaping changes. The board agreed.
5. **Maintenance Committee Projects: (Pete / Alex / Tom)**
 - a. Bubbler for back water area & Other projects
 - b. Follow-up on pebble replacement (# units & costs)
 - c. One pool heater was down but fixed yesterday.
 - d. Sunstate does have a work order system. The link will be emailed out as a reminder.
6. **Other Committee Updates- (Ann)**
 - a. Insurance: New Insurance Agent of Record of Record (Erica Davis)- President of Insurance Service of Sarasota, Opportunity to group PBC communities Insurance

- b. Communications: This month's new Newsletter
- c. Architecture: Color on new pebble material, new flooring / windows spec
- d. Social: Upcoming Winey Wednesday and Ladies Lunch planned for after the Annual Membership Meeting.
- e. Sales & Rental Status: (2) new owners & (8) renters to date thru March
- f. Finance: Project surplus & vote, Update 2022 project costs, getting new appraisal, get bids on major areas (Roof, paving) for new Reserve projection

7. Master Board Update (Marcus-Marv)

- a. 3rd Shift unmanned front gate plan in April (Net savings \$2240 / Mo)
- b. Mangrove Update

8. Next Regular Board Meeting: Thursday March 24, 2022 @10:00 AM (Clubhouse)

9. Owner Comments:

- a. Russ Stanley called for point of order, the board allowed him to exceed his allotted three minutes and read his statement regarding The PB Village Association and FL ST 718.

10. Motion to Adjourn Meeting: The meeting adjourned at 11am.