

Perico Bay Villages Board of Directors Mtg (March 24, 2022, Thurs 10:00)

MINUTES

1. **Roll Call / Opening Remarks (Joe):** The meeting was called to order at 10:03am. Notice was provided in accordance with FL ST 718 and association's governing documents. A quorum was established with the following board members, Joe Hughes, Cathey Bowers, Annie Day, and Ann Hester. Pete Tyree joined the meeting at 10:15am via ZOOM.
 - a. Joe addressed false rumors circulating.
 - b. Richard Buckley Status- eviction continues. The three-month allowance will be exceeded as of April 1st and this violation on Linda Henry will be pursued.
 - c. Fire Extinguisher check was accomplished on 3-18-22.
 - d. All other dates shown on the Village Calendar are set (Sept-Dec).
 - e. No bins for recycling- P/U only thru 6/3 (Paper, cans, plastic) Central Bins in future. After June 3rd, please dispose of all items in the dumpster or drop off recycles at Manatee County designated locations.
2. **Old Business (Last Meeting Minutes) (Annie & Nicole)**
 - a. Meeting notes from February 24, 2022, **MOTION** made by Ann, seconded by Cathey to approve as presented. MOTION passed unanimously.
 - b. Nicole provided an outline of the process for voting for candidates running for Village Board.
3. **February Financials 2022 report provided by Pete**
 - a. February month status: \$1178 positive year to date.
 - b. Total monies \$619,206
 - c. Moved \$150,000 from Operating Fund into the Reserve Account
 - d. Operating Fund: \$106,732 Reserve Fund: \$512,474
 - e. Total delinquency: \$5657 (Three owners behind currently)-Sunstate penalty
 - f. The finance committee is reviewing the Reserve items (roofs).
4. **Landscape & Irrigation: Cathey / Bill (Water Usage 3rd Best in PBC)**
 - a. New aerator for Lake #3 in south end
 - b. Complete Bldg. #1 & #3 landscape includes Irrigation **MOTION** made by Pete, seconded by Joe to approve as presented not to exceed \$16,000. MOTION passed unanimously.
5. **Maintenance Committee Projects: (Pete / Alex / Tom)**
 - a. Arrange for repair of leak in Bill Finch & Otto Volkman's roofs
 - b. Artistry Bids for new material for pebble replacement (# units & costs)
 - c. Maintenance Recap (Rats, Roof Tiles, Noise on A/C)
 - d. Bid on paving (\$106,465) More bids required and to coordinate with Master Board
 - e. Getting bids on roof replacement cost currently.
6. **Committee Updates-**
 - a. Insurance: New Insurance Agent of Record of Record (Erica Davis)- President of Insurance Service of Sarasota, Opportunity to group PBC communities Insurance
 - i. Gap rebate Frontline \$13,578 + but more coverage / appraisal required in 2022.

- ii. Try Lock-in Property as of Feb 22-Feb 23 (May rewrite umbrella & Flood - July)
- iii. Roof Life / Insurance Co 12 years, Frontline 15 years, State pushing 10 years
- iv. The dog weight limit must be followed due to insurance coverage liability.
- v. **Damian Greco has submitted a letter to Sunstate regarding an extension records request. This request will be reviewed by the HOA attorney and legal requirements met.**

- b. Communications: No new update.
- c. Architecture: ARC request forms should be completed and submitted to Sunstate. Building Template (windows), color on pebble material etc. Annie confirmed that if you replace over 25% of your windows you must use non-impact windows or shutters will be required per city permit department.
- d. Social: Upcoming Winey Wednesday (4/13, host: Chapman's) and Ladies Lunch held tomorrow (3/25). Annual Pizza lunch after the Annual Membership Meeting (4/14). Ladies Lunch (4/29) more details to come.
- e. Sales & Rental Status: (2) new owners & (8) renters to date thru March.
- f. Finance: New members: Paul Page, Eunice Warda, and Barbara Samuells. UW will chair this committee. Project surplus & vote, new projected costs & impact on HOA
- g. Irrigation / Water: Working closely with PBC Master Water Management Committee.
- h. Spectrum Contract – expiring in April. The Board will follow up.

7. Master Board Update (Marcus-Marv)

- a. 3rd Shift unmanned front gate plan in May (Net savings \$2240 / Mo)
- b. Mangrove Update
- c. Speeding memo/ Master Board
- d. Amenities signs will be posted "Enter at your own risk"
- e. Resident Services 12-2pm on Tuesdays
- f. New stop signs are being installed.
- g. Gil Castro is the newly appointed Master Board President.

8. Next Meeting: Year End Membership Thursday April 14, 2022 @10:00 AM (#6 Carport)

9. Owner Comments: Limited to 3 minutes each on agenda items only

- a. Russ Stanley has volunteered to chair the annual membership meeting.
- b. Eileen summarized the Insurance Committees work since January 2022. Eileen also commented on a lapse in coverage in 2021 and that the previous management (Rescom) and previous insurance agent (Jim Cirillo) were notified. The coverage was reinstated, and no claims were reported during the lapse.
- c. Michelle Roer confirmed that the insurance lapse in coverage was an error and no damage occurred. Michelle encourages positive community behavior.
- d. Linda Hughes commented that Joe and the board do their best. Joe is honest, kind, and respectful for all. Joe volunteers his time to good of the community. The Insurance Timeline that Eileen submitted is not the tone that should be taken.
- e. Annie Day asked the majority of the community members, who are positive, supportive to support the board and volunteers for the good of this wonderful community.

- f. Craig Roer went on record to confirm that if the board does not follow the dog weight limit, and there is an issue with insurance coverage, he will not pay for any claims.

10. 10. Motion to adjourn Meeting: With no further business to discuss, the meeting adjourned at 11:43am.