

# Perico Bay Villages Board of Directors Mtg MINUTES

## (April 28, 2022, Thurs 4:00 PM)

1. **Roll Call / Opening Remarks:** The meeting was called to order at 4:02pm. A quorum was established with the following board members present, Joe Hughes, Pete Tyree, Annie Day, Paul Page, and Craig Roer.
  - a. Thank you, Landscape Group!
  - b. Recap new Board Positions- Update numbers / emails list was distributed.
  - c. Introduction of the Compliance Committee. Appointed on Monday, April 25<sup>th</sup>. The committee will be meeting in the next couple weeks to review the violations the board levied fines for at the April 25<sup>th</sup> meeting. Sunstate will send proper notice to homeowners and schedule with the committee. Annie will send Nicole and Rochelle the draft 4/25 meeting minutes.
  - d. 25-year roof life now from Frontline target yr. 2028 Carports target yr. 2032
  - e. The board agrees to continue to follow our Perico Bay Village Association governing documents and allow no dog in community over 40 lbs.
2. **Old Business (Last Meeting Minutes) (Annie & Nicole)**
  - a. Meeting notes from March 24, 2022, MOTION made by Pete, seconded by Joe to approve the meeting minutes as presented. MOTION passed unanimously.
  - b. Vote on rolling over surplus to Operating Fund or Landscape
  - c. Reminder on upcoming HOA Invoice (3<sup>rd</sup> & 4<sup>th</sup> Qtr.) \$2126 vs \$1815
3. **March Financials 2022 (Pete / Joe) 1<sup>st</sup> Qtr. Simplified Financial Recap**
  - a. March status: \$7,679 positive ytd.
  - b. Total monies \$666,099
  - c. Total Operating Fund: \$153,608 Reserve Fund: \$512,491 (Build-up)
  - d. Total delinquency: \$36 (One owner) penalty money (late fee)
  - e. The board plans to increase the reserve funding. The target is to increase the Reserve amount collected to \$100k ahead of 2023. The increase will be reviewed, voted on and collected in Q3 and Q4 2022. The finance committee will meet and review options at their meeting in May and more information will be provided.
4. **Landscape & Irrigation: (Bill)**
  - a. Installed all plants & irrigation in Bldg #1 & #3 Less than \$16,000 approved
  - b. Excess surplus moved to Landscaping (No use of Reserves) January 2023
  - c. Meeting with account manager, Chris Clemmer tomorrow.
  - d. Improvements to the contract were discussed.
5. **Maintenance Committee Projects: (Pete)**
  - a. Alex has resigned from all committees (maintenance and pools)
  - b. Repaired leak in Bill Finch & Otto Volkman's roofs
  - c. Artistry Bids for new material for pebble replacement (# units & costs)
  - d. Maintenance Recap (Resolved: Rats, Roof Tiles, Noise on A/C)
  - e. Removed excess branches hitting roof at Volkman's
  - f. Pending work order: replacement of hose bib valve handle. (Odeh scheduled)
6. **Other Committee Updates: (Craig)**
  - a. Craig is obtaining the loss / run reports for PBV to send to Erica. The report must be within 30 days of writing the new policy.
  - b. Erica Davis held a Homeowner Insurance session for the Village community

- c. Try Lock-in Property as of Feb 22-Feb 23 (May rewrite umbrella & Flood -July)
- d. Communications: This month's new Newsletter
- e. Architecture: Building Template (windows) color on pebble material,
- f. Social: Ladies Lunch at Marina Jack's is tomorrow. Winey Wednesday moved to Thirsty Thursday for May... May 5<sup>th</sup> Cinco de mayo! Burger Boys will be planned for the fall (while the ladies are at lunch).
- g. Finance: Build up Reserves aggressively over the next 5 years.

**7. Master Board Update (Marcus-Marv)**

- a. 3<sup>rd</sup> Shift unmanned front gate plan in May (Net savings \$2240 / Mo)
- b. Annie will send out E-Pass instructions.
- c. Mangrove Update: 2022 cut begins in June. A hard cut will be completed this year on 25% of the total area. The rest will be a trim / maintenance cut. Sections 5 and 6 are at PBV and will be hard cut (except near board walk will get hard cut next year 2023)
- d. Speed hump will be installed by the end of May. This will be a removable hump.
- e. Boardwalk repair: pending quotes. Remains closed.
- f. New stop signs & Signs for to enter at your own risk
- g. New pool furniture will arrive soon.
- h. Clubhouse reservations are open through the end of the year.
- i. Resident Services is open at the clubhouse Tuesdays 12-2pm.
- j. Thanks, Bill Finch for the new showerhead at the pool.
- k. 2023 budget planning for master board is underway.
- l. Planning a 2-kayak berth rental limit per unit.
- m. The top of the flagpole is being repaired.

**8. Next Regular Board Mtg:** Thursday May 26, 2022 @ 4:00 PM

**9. Owner Comments:**

- a. The governing rules were discussed.

**10. Motion to adjourn Meeting:** With no further business to discuss, the meeting adjourned at 5:05pm.