

Perico Bay Villages Board of Directors Mtg (Oct. 13 Thursday 4:00 PM)
(Zoom & Clubhouse)

1. **Roll Call / Opening Remarks (Joe):** The meeting was called to order at 4:05pm.

A quorum was established with the following board members present (in person and ZOOM) Joe Hughes, Pete Tyree, Paul Page, and Craig Roer. Annie Day had an excused absence.

Notice of the meeting was provided in accordance with FL ST 718 and the association's governing documents.

Huge thank you to Annie & Marcus (Hurricane)

Updates:

- a. Compliance Committee met on 9/15/22 and upheld 2 of the 3 fines:
 - i. Update: Both fined owners have paid.
- b. Approval on new names, condo # & phone numbers added to PBC Directory. Sunstate keeps the current records. Owners who would like the information updated in the PBC Directory must contact Sunstate or Kay Scanlon.
- c. New Mowing schedule on Tuesdays and Irrigation schedule on Fridays: Brightview will be servicing bi-weekly from now until April.
- d. Copy of each owner's keys to Annie Day- Emergency purposes: Reminder, this is a requirement.

Erica Davis, the association's insurance agent, provided an update.

- Predicting up to 35% renewal increase (February 2023).
- Flood predicting 15% renewal increase.
- Colonial Roofing will be making roof repairs.
 - 725 has roof damage. Erica Davis, Joe Hughes, and Nicole Banks confirmed that 725 needs to address interior damage.

2. Old Business (Last Meeting Minutes) and Assessment Update:

- a. Meeting notes from May 26, 2022, and June 27, 2022: **MOTION** made by Joe, seconded by Craig to approve as presented. MOTION passed unanimously.
- b. Update on all communications on Assessment \$622 throughout 2022
 - i. Recap of Base Ins * Prem * Updates * \$518 total / unit * \$104 back 2023
- c. Flood Insurance Premium Process 33 / 64 (51% Vote) 23 Yes or 70% Go Ahead. Based on all information available, the Board made the decision.

3. August Financials 2022 (Pete / Joe) Working on 2023 Budget (Major Increases Coming)

- a. August Financials status: \$11,560 Positive vs Budget
- b. Total monies \$731,587
- c. Total Operating Fund: \$188,417 Reserve Fund: \$543,170
- d. Reminder on upcoming HOA invoicing (4th Qtr.) \$2126 vs \$1815
- e. New interest rates with Centennial CD out next week (now .25%)
- f. Hurricane Clean-up costs (Still being updated)

4. Landscape & Irrigation:

- a. Excess surplus moved to Landscaping (No use of Reserves) January 2023
- b. Moved Plants Bldg. #7 & #8 to #4, Replanted new, removed dead grass in #4 and added new mulch \$650 + irrigation review Remove (2) dead palm trees

5. Maintenance Committee Projects: (Pete / Tom / Bill)

- a. Nov 5 Spectrum to begin work on construction at pool for install of Wi-Fi
- b. Algae on pool pavers to be removed.
- c. Irrigation pump is on manual- To eliminate Bldg. #4 controller & switch to pool
- d. Artistry Bids for new material for pebble replacement (# units & costs)
- e. Plumbing issue repaired d. Black Algae removed in pool

6. Other Committee Updates- Craig

- a. Insurance assessment process: Property, Flood and Premium Flood
- b. Insurance Project change with Frontline coverage (February 2023)
- c. Hurricane claims to Susan Garrabrant
- d. Communications: No report
- e. Architecture: No report: waiting to evaluate the color from Artistry. Nicole will send Pete the pebble porch contact that Rookery Bay used.
- f. Social: Winey Wednesdays continue.
- g. Sales & Rental Status: No report
- h. Finance: Begin work on 2023 budget: Major increase in HOA Fee (Target to date \$550,000 to \$600,000 / Year) \$2150 to \$2344 / Qtr. Roof will be driver!!

7. Master Board Update (Marcus)

- a. New Brightview Contract Agreed to as 9/1/22
- b. 3rd Shift unmanned front gate plan implemented, effective 11/1/22.
- c. Mangrove Trimming is completed.
- d. Boardwalk repair status: Pending committee review.
- e. Three speed bumps will be added along the Blvd.

8. Next Board Mtg: Thurs., Oct 27 @ 4 PM, Tues. Nov 15 4:30 PM vote on 2023 Budget

9. Owner Comments:

- a. Shellie Young suggested that railings be inspected.
- b. Cathey and Loretta reported that the lights on Building 5 and 7 are not working. Marcus will follow up.
- c. There are units that are not being checked.
- d. A maintenance man was suggested.

10. Motion to adjourn Meeting: With no further business to discuss, the meeting adjourned at 5:08pm.