

# Perico Bay Villages Board of Directors Mtg (Oct. 27 Thursday 4:00 PM)

## MINUTES

1. **Roll Call / Opening Remarks (Joe):** The meeting was called to order at 4pm. Proof of notice was posted in accordance with FL ST 718 and the association's governing documents. A quorum was established with the following board members present, Joe Hughes, Pete Tyree, Paul Page,
  - a. Working on damaged items from hurricane & Maintenance items too.
  - b. Owners to review multiple areas going into 2023 (Budget / Roof etc.)
  - c. Most budget categories increased & need to replace roof in 2023.
2. **Old Business (Last Meeting Minutes) (Annie)**
  - a. Meeting notes from Oct 13, 2022, **MOTION** made by Joe, seconded by Annie to approve as presented. MOTION passed unanimously.
3. **September Financials 2022 (Pete / Joe) Working on 2023 Budget (See Attachments)**
  - a. Sept Financials status: \$(6706 Loss & \$3671 cash increase) Net Loss \$3035
  - b. Penalty Money (Linda Henry) \$3000 not counted in Sept so basically even
  - c. Total monies \$688,196 (Adjustment with insurance was last month \$731,587)
  - d. Total Operating Fund: \$144,899 Reserve Fund: \$543,297
  - e. Total delinquency: 1 person \$1922
  - f. 2022 Insurance assessment paid through Oct 21 is \$33,395 (\$6,224 still due)
  - g. New interest rate with 5<sup>th</sup> 3<sup>rd</sup> Bank @ 2.5% vs old rate Centennial .025%
  - h. Copy of Proposed 2023 Budget
  - i. 3<sup>rd</sup> Qtr. Simplified Financial Recap
  - j. New Roof Project Recap & Proposed roof assessment
4. **Landscape & Irrigation: Cathey / Bill (See Cathey's Landscape Recap Attachment)**
  - a. Cathey with Chris @ Brightview to address damage / other landscape issues
  - b. Irrigation pump is on manual- To eliminate Bldg. #4 controller & switch to pool
5. **Maintenance Committee Projects: (Pete / Tom)**
  - a. Wi-Fi install moved back to 11/18 start by Spectrum
  - b. Railings addressed throughout Villages to cover safety concerns
  - c. Plans set for roof inspection and dumpster bids / repairs
  - d. Algae on pool pavers to be removed - Completed
  - e. Met with new vendor (Deck Plus) to provide bid for pebble repairs required to top or replace depending on condition
  - f. Enclosures and Soffit repairs completed (Tough to match material & color)
  - g. Lighting repair with Miller Electric (Posts & lighting in Bldg. #5 & #7) Wall units
  - h. Light posts, all but one and building 2 lights – Fixed
  - i. Pool light and switch replaced due to water from pool roof – probably from storm.
  - j. Patched the hole in pool roof temporarily – Called Colonial roofing to repair permanently, when time allows.
  - k. Pool gate handle broken again from someone pulling on latch rather than lifting up knob. Tried to repair but, may have to purchase another one
  - l. Bottom steps at building 4 need some work, Tom will try to fix before calling handyman

Many thanks to Paul Page and Tom StPiere for their time and efforts getting these estimates and repairs accomplished. Everyone is involved with the roof estimates and replacement and thanks for their efforts.

**6. Other Committee Updates- Craig**

- a. **Insurance Costing: Won't know our real insurance cost & carrier till Jan 2023.**
- b. Communications: No report
- c. Architecture: No report
- d. Social: Update for the Winey Wednesdays & holiday plans
- e. Sales & Rental Status: No report
- f. Finance: Need to vote by November 15 on approval for budget Individual financing required by owner required to cover new roof assessment

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

- a. \$10 / unit increase to \$108 / unit or \$1296 / year / unit (\$82,944 / Villages / Yr)
- b. Mangrove Update \$168,000 / Yr. (Biggest cost for Master Board)
- c. Boardwalk repair status
- d. To start the unmanned gate project as of Nov 1 (No guard 11 PM to 7 AM)

**8. Next Board Mtg: Tuesday Nov 15 4:30 PM Final vote on 2023 Budget**

**9. Owner Comments:**

- a.

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