

# Perico Bay Villages Board of Directors Mtg (Dec. 1 Thursday 4:00 PM)

## MINUTES (Zoom & Clubhouse)

1. **Roll Call / Opening Remarks:** The meeting was called to order at 4:05pm. Proof of notice was provided in accordance with FL ST 718 and the association's governing documents. A quorum was established with the following board members present, Joe Hughes, Annie Day, Craig Roer, and Paul Page.
2. **Reminder: There is a posted copy of 2023 Calendar of Events -Web Page**
  - a. Roof Follow-up with Colonial Bldg. #6 & #7 (704 Allen & 725 Gross & Russ 702)
  - b. 2023 Coupons will be sent out. The total per owner is \$8779 / Yr., which will be paid in four equal payments. This includes the \$105 credit from 2022, which will be divided by four, so that all four payments made in 2023 are equal.
3. **Old Business (Last Meeting Minutes) (Annie) TABLED 11/15/22**
  - a. Meeting notes from Oct 27, 2022 (Already approved on 11/15/2022)
4. **October 31, 2022, Financials 2022 (Pete / Joe) 2023 Budget Approved on 11-15-22 Mtg**
  - a. Oct Financials: Shows: \$11,597 Real loss 7799 – (Delinquency \$7397) \$402 Loss. It is important that all owners pay on time.
  - b. Total monies \$727,979
  - c. Total Operating Fund: \$169,396 Reserve Fund: \$558,583
  - d. Total delinquency: 3 people \$7397 (Followed up for payments-Ok)
  - e. 2022 Insurance assessment paid through Oct 21 is \$34,814 (\$4,993 still due)
  - f. New interest rate with Bank of Ozark 3.3% CD
5. **Landscape & Irrigation: Cathey / Bill**
  - a. New Brightview Mgr. Charlie Ramirez vs Chris Clemmer
  - b. Irrigation pump is on manual- To eliminate Bldg. #4 controller & switch to pool
  - c. Continue to work with the Master Board regarding the watering / pumps.
6. **Maintenance Committee Projects: (Pete / Tom)**
  - a. Miller Electric repair light posts.
  - b. 721 Work Order pending: Light pole and light
  - c. Pete and Tom repaired steps.
  - d. Porches: Larger: 702, 706, 710, 634, 630 Smaller: 609, 625, 629, 707, 723, 727, Some work: 614, 618. Quote received \$9,975 for total work. MOTION made by Paul, seconded by Craig to approve not to exceed \$11k for the total replacements as listed above. The remaining porches will be filled / sealed. This will be paid by Reserves. MOTION passed unanimously.
  - e. Wi-Fi install moved back to 11/18 start by Spectrum – will confirm.
  - f. Plans set for roof inspection bids and dumpster repair (Jan)
  - g. Major Irrigation issue – New pump Looking at options (\$11565 initial cost)
  - h. New Bid to repair pebbles for some 10 decks
7. **Other Committee Updates- Craig**
  - a. **Insurance Costing:** Great news! Frontline will renew in January.
  - b. **New Roof Project Status & Options (Engineer Study Recap):** See attached. Apex Engineering is recommended, in the amount of \$2,800. It was suggested to hold off until closer to the 2024 insurance renewal. Paul expressed the importance of getting the roof evaluation sooner. Ann H. suggested a

committee. **MOTION** made by Annie, seconded by Paul to approve Apex in the amount \$2,800. MOTION passed unanimously.

- c. Communications: No report
- d. Social (Winey Wed): Pool party to decorate and 35 people attended.
- e. Architecture: No report
- f. Sales & Rental Status: Updated with new renters / leases. 610 will be listed for sale. This is a first floor, 3BR.
- g. Finance: Will pay for new pump with Reserve money

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

- a. Mangrove Cuttings completed for the year. Final billing pending.
- b. Boardwalk repair status: Pending additional options / quotes. Interested owners should attend the next Master Board meeting on Tuesday, 12/13 at 10am in the clubhouse.
- c. Adjustments to gate (Virtual guard now from 11 PM to 7 AM)

**9. Next Board Mtg: Tuesday Dec 15 4:00 PM**

**10. Owner Comments:**

- a. Ann is asking that PBC Master Board agendas and minutes be sent to PBV members.
- b. Russ commented on communication. Russ is submitting a committee volunteer sign up sheet. Russ recommends committees be formed with at least 1 board member, and 1 non-board member. A committee charge should be clear.

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