

Perico Bay Villages Board of Directors Mtg (Dec. 15 Thursday 4:00 PM)

MINUTES (Zoom & Clubhouse)

1. **Roll Call / Opening Remarks (Joe):** The meeting was called to order at 4pm. Notice was provided in accordance with FL ST 718 and the association's governing documents. A quorum was established with all five board members present: Joe Hughes, Annie Day, Craig Roer, Pete Tyree, and Paul Page (via ZOOM).
 - a. Engineering Roof Study set-up & begins on Wed 12-21-22
 - b. 2023 Coupons sent out \$8779 / Yr. & Even Amount \$2194.75 (applying the Credit of \$105)
REMINDER: The 2022 regular and special assessments must be paid in full. Accounts with past due accounts as of 12/31 will be referred to the attorney for collection. Late notices have been sent to all past due owners.
2. **Old Business (Last Meeting Minutes) (Annie)**
 - a. Meeting notes need approved from 11/15/2022 & 12/1/22 Annie read both sets of meeting minutes aloud. **MOTION** made by Pete, seconded by Joe to approve as presented. MOTION passed unanimously.
3. **November Financials 2022 (Pete / Joe)**
 - a. Nov Financials: Shows: \$11,286 Loss
 - b. Total monies \$681,421
 - c. Total Operating Fund: \$122,349 Reserve Fund: \$559,076
 - d. Total delinquency: 1 people \$3736
 - e. Monitoring the money in Operating account to show no gains / no tax
 - f. Ten people owe \$3736 Assessment (3 people no pay \$622)
4. **Landscape & Irrigation: Bill**
 - a. Irrigation system is on manual- To eliminate Bldg #4 controller & switch to pool to be estimated \$4565
 - b. New Pump to be installed and paid for by Master Board (\$17,000)
 - c. Charlie Ramirez (Brightview Supv) to be in property daily- Better service (Tour)
5. **Maintenance Committee Projects: (Pete / Tom) (See Project List)**
 - a. Wi-Fi install status by Spectrum ?
 - b. Plans set for dumpster repair (Jan)
 - c. New Bid to repair pebbles for 11 decks & seal all decks– Ok \$11,000
 - d. Pete reviewed the completed and pending work orders.
6. **Other Committee Updates- Craig**
 - a. **Insurance Costing:** Approved by Frontline for 2023 (Wind) New Cost.
 - b. **Communications:** Russ submitted new Form to use monthly / Teams.
 - c. Social (Winey Wed)
 - d. Architecture: No report
 - e. Sales & Rental Status: Updated with new renters / leases.
 - f. Finance: Keep Pump, controller, Pebble projects \$33,000 paid out of Reserves

7. Master Board Update (Marcus-Marv)

- a. Boardwalk repair status (Getting bids Want replacement vs Repair (Researching grant funding options)
- b. Adjustments to gate Ap (Virtual Guard now from 11 PM to 7 AM)

8. Next Board Mtg: Thursday 1/26/23 @ 4:00 PM (2023 Activity Calendar on Web)

9. Owner Comments:

- a. Holiday lights at entrance to PBV was suggested. Michele will investigate solar options as running electric is too expensive.
- b. Holiday lights at the carports was suggested. This will be reviewed for next holiday season.

10. Motion to adjourn Meeting: With no further business to discuss, the meeting adjourned at 4:53pm.