

Perico Bay Villages Board of Directors Mtg (Jan 26 Thursday 4:00 PM)

At the clubhouse and via ZOOM

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, Joe Hughes, Craig Roer, Pete Tyree, and Paul Page. Notice was posted in accordance with FL ST 718 and the association's governing documents.
 - a. Welcome Rob & Jill Degroot (732)
 - b. Engineering Roof Study Completed-Results favorable, estimated 4-5 years left. (Replace Pool Roof only)
 - c. Confirmed the 2023 Coupons sent out \$8779 / Yr. & Even Amount \$2194.75 (Credit \$105 for Yr.)
 - d. Reiterate the 40-pound dog rule & service dog (write up on file) and in compliance with insurance coverage (See Bylaws 12.11)
2. **Old Business (Last Meeting Minutes) (Nicole)**
 - a. Meeting notes need approved from 12/15/22 Nicole read the meeting minutes aloud. **MOTION** made by Joe, seconded by Paul to approve as presented. MOTION passed unanimously.
3. **December Financials 2022 (Pete / Joe) 4th Qtr Recap**
 - a. Nov Financials: Shows: \$14,328 Loss -Really \$11,107 Loss
 - b. Total monies \$713,382
 - c. Total Operating Fund: \$155,230 Reserve Fund: \$558,152
 - d. Total delinquency: 1 people \$1867 (Agreed to pay)
 - e. Two people owe \$311 apiece on the insurance assessment (\$622 due vs \$39,186 total)
4. **Landscape & Irrigation: Cathey / Bill (Submersive pump to be installed soon in our lake)-Master Board**
 - 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 Supervisor) & Johnny Assistant to be in property daily- better service (Tours)
 - d. Discussing having a Mulch Day for volunteers (Utilize truckloads)
 - e. Landscaping between Bldg. #2 & #4 @ \$9500 (Motion to approve)
 - f. Must get the smart systems working next.
 - g. **MOTION** made by Joe, seconded by Craig to approve landscaping design in the amount of \$5,000. MOTION passed unanimously.
 - h. Mulch cost was discussed.
5. **Maintenance Committee Projects: (Pete / Tom)**
 - a. Short Term: Power washing (\$950), dumpster repairs \$1500, Cut sea-grapes (Split with next door) \$1500
 - b. More: Replace pool roof (Est \$5000) , new controller (Est \$4565) required for irrigation
 - c. New Bid to repair pebbles for 11 decks & seal all decks– Ok \$11,000 (Looking at another option) Epoxy

- d. Completed removing leaning tree in front of Bldg #7 (\$1500) and dead tree between Bldg #2 & #4 (No cost)
- e. Soffits were discussed.

6. Other Committee Updates- Craig

- a. **Frontline new Insurance Cost \$93,511 to cover Property (Utilize payment plan) positive gap before Flood bill**
- b. Communications: Birds Update (Lourdes) & other news in community
- c. Social (Winey Wed) Successful first one 1/18
- d. Architecture: No report
- e. Sales & Rental Status: Three units still unsold (610 Walsh, 704 Allen, 719 Stephens)
- f. Finance: Working on the 5 to 12 year financial projections (Estimated Assessment for Roof)

7. Master Board Update (Marcus-Marv)

- a. Boardwalk repair status (Going with total replacement vs Repair (Section A) & still working on direction Section B. County grant funding is being researched.
- b. Looking to conduct classes in the clubhouse on basic CPR & use of Defibrillator.
- c. Mangrove cutting will begin in June.

8. Next Board Mtg: Thursday 2/23/23 @ 4:00 PM **Moved the March Board Mtg from Thurs 3/30 to 3/23/2023 @ 4:00 PM** The annual membership meeting will be in April.

9. Next Meeting Date: February 23, 2023, at 4pm.

10. Motion to adjourn Meeting: With no further business to discuss, the meeting adjourned at 5:15pm.