

**Perico Bay Villages Board of Directors Mtg
(February 23, 2023, Thursday 4PM)**

MINUTES (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; Joe Hughes, Pete Tyree (via ZOOM), Paul Page, Annie Day, and Craig Roer. Notice was provided in accordance with the FL ST 718 and the association's governing documents.
 - a. Engineering Roof study completed-Results good for 7 yrs. (Replace Pool Roof / AC tile repair areas are needed this year). Hopefully the insurance carriers will accept this report for the building roofs.
 - b. Reminder: New Board Names running in 2023. Application Form due Mar 4 & other info Mar 9th
 - c. Congratulations to Linda Hughes, Paul & Lourdes Page, & others trained 150+ people on CPR & Defibrillator. Way to go!
 - d. Order a defibrillator for pool area in Villages (\$1800). MOTION made by seconded by to approve the purchase. MOTION passed unanimously.
 - e. The Board agrees to send out Dog forms to be completed by each pet owner & forward to Sunstate Management for accurate records and tracking.

- 2. Old Business (Last Meeting Minutes) (Annie)**
 - a. Meeting notes need approved from 1/26/23: **MOTION** made by Annie, seconded by Craig to approve as read aloud. MOTION passed unanimously.

- 3. January Financials 2023:** Pete reported from the 1/31/23 financial statements. Pete mentioned the owner accounts past due. Late notices have been sent. Joe presented the roof funding and forecast schedule. There are approximation of funding shortfall.

- 4. Landscape & Irrigation: Bob S / Cathey / Bill:** Trimming planned. Bob gave an update on plants and future.

- 5. Maintenance Committee Projects: (Pete / Tom):**
 - a. Power washing completed.
 - b. Dumpster repair man scheduled.
 - c. Porch guy is scheduled to begin 2/27.

- d. The heat sensor in the pool has been repaired.
- e. 10 areas of soffit repairs are pending.
- f. 613 water intrusion. This is being addressed.
- g. Roof tiles on the building will be repaired. The approximate cost is \$5,000. This will be done when the pool house roof is replaced.

6. Other Committee Updates- Craig (Copies of HOA / Reserve Recap 12-year projection & Summary

- a. **Insurance:** Frontline will renew the policy.
- b. Communications: Birds Update (Lourdes) & other news in community
- c. Social: Winey Wed is 3/8. Ladies lunch 3/24 at Thai Palace.
- d. Architecture: Linda reminded owners of the ARC procedure. Forms are posted on the website.
- e. Sales & Rental Status: Four units still unsold (610 Walsh, 704 Allen, 719 Stephens 733 Finch).
- f. Finance: Present the 5-to-12-year financial projections (Estimated Assessment for Roof). Spreadsheet was handed out to owners and the monitor display as Joe explained.

7. Master Board Update (Marcus-Marv)

- a. Boardwalk repair status. Pending quotes. Project ETA is late 2023.
- b. A new LED sign to be installed near entrance gate.
- c. Considering adding additional AED throughout PBC.
- d. Downward facing light poles will be repaired.
- e. New compressor for lake 1.
- f. March 23 will be hosting a THANK you lunch for committee volunteers. We need volunteers! Please attend!
- g. Dog run exercise area is being discussed. More research will be done before a proposal is presented.
- h. Bubbler in water area behind Even Units - Marv update

8. Next Board Mtg: Thursday 3/23/23 @ 4:00 PM (Year End Meeting 4/13/23 @ #6 Carport @ 10:00 AM)

9. Owner Comments:

- a. An owner received a noncompliance letter regarding dog exceeding size limit.

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