

Perico Bay Villages Board of Directors Mtg
March 23, 2023, Thursday 4:00 PM at the Clubhouse and via ZOOM

MINUTES

- 1. Roll Call / Opening Remarks (Joe):** The meeting was called to order at 4:05pm. Proof of notice was provided in accordance with FL ST 720 and the association's governing documents. A quorum was established with all five board members present.
 - a. The Annual Meeting will be held next month. There will not be a ballot election. No new owners submitted a candidate intent.
 - b. Reminder: The Board sent out new Dog registration forms to be completed by each pet owner & forward to Sunstate Mgmt.
 - c. Fire Extinguisher audit to be completed March 30 (Identify owners missing / bldg.)
- 2. Old Business (Last Meeting Minutes) (Annie):**
 - a. Board Meeting Minutes from 2/23/23: **MOTION** made by Annie seconded by Pete to waive the reading and approve the meeting minutes as presented. MOTION passed unanimously.
- 3. February Financials 2023 (Pete / Joe):**
 - a. New Ozark CD now in place @5% for \$165,000.
 - b. Pete reported from the Feb Financials: Shows: \$36,759 vs \$42,282 budget plus \$389 cash = Gain of \$5912 vs budget
 - c. YTD Financials Shows %91,669 spend vs \$88,864 budget+\$751cash = Gain \$8946 vs budget
 - d. Total monies \$786,868
 - e. Total Operating Fund: \$218,152 Reserve Fund: \$568716
 - f. Total delinquency: 1 person \$2252
- 4. Landscape & Irrigation: Bob / Cathey / Bill**
 - a. Irrigation system is on manual- To eliminate Bldg #4 controller & switch to pool to be estimated \$4,565.
 - b. Dug out bad area in front of pool & replanted plants from property & minor cost for other plants.
 - c. Landscaping between Bldg #5 & #7 started @ \$4300 & irrigation.
 - d. Must get the smart link systems working next / Bill
 - e. Not cutting the sea-grapes this year (Another option?)
 - f. **MOTION** made by Pete, seconded by to approve landscaping project between buildings 5 and 7, not to exceed \$15,000. MOTION passed unanimously.
- 5. Maintenance Committee Projects: (Pete / Tom)**

- a. More: Replace pool roof, Nailing / soffit & repair tiles / AC units on Bldg Roofs \$11,208 Reserve money
- b. Checked our mold request and no real issue yet- Will increase size of water deflector by gutter to avoid excess water flow by window
- c. Repair / cleaned / sealed pebbles for all 8 Bldgs & new edges– Look great to date (Vendor where) \$11,000
- d. Looking at pebble cleaning / sealing for side porches (Owner's expense)

6. Other Committee Updates:

- a. Insurance: No report.
- b. Communications: Bird Tour with Lourdes & every Thursday @ 9:00 AM
- c. Social (Winey Wed) April 19 (Good time by all) (Pizza & other provided at Yr. End Meeting) Ladies Lunch is tomorrow at Lazy Lobster. Café on the Deck will be hosted by the Villages. Looking for volunteers.
- d. Architecture: The Board may receive an ARC request regarding a Stair-Lift for 704 (Allen's). We have not received a formal request as of today. Windows requests have been approved. Community storage shed was suggested.
- e. Sales & Rental Status: Three units unsold (610 Walsh, 719 Stephens, 733 Finch)
- f. Finance: No report

7. Master Board Update (Marcus)

- a. Planning to install two more AED machines down the Blvd. Signs will be posted.
- b. Music Program is this Sunday at 2pm.
- c. E-Bikes and speeding is being monitored. A bike is being researched.
- d. Boardwalk repair status & looking for ideas from the Villages.
- e. To remove (4) Australian pines. Will be reviewed.
- f. Delayed for now Bubbler in water area behind Even Units - Marv update (Beautiful Ponds sediment check (3 locations @ \$250 / location)

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

9. Owner Comments:

- a. AC noise reported at building 6. This AC belongs to 710. Air & Energy is working to resolve this.

10. With no further business to discuss, the meeting adjourned at 4:59pm.