

Perico Bay Villages Board of Directors Mtg (April 27, 2023) MINUTES

1. **Roll Call / Opening Remarks (Joe) Thank Board / Sunstate for good year & efforts:** The meeting was called to order at 4:05pm. A quorum was established with the following board members present, Pete Tyree, Joe Hughes, Craig Roer, and Annie Day.
 - a. New Board in place, same Board members and officer positions.
 - b. Welcome new owners to Villages (Amilia & James Parla & Beatriz Buchanan) in unit #704
 - c. Fire Extinguisher audit to be completed March 30 \$789 (2 Fire Extinguishers to be paid \$119)
 - d. **Old Business (Annie) March 23, 2023, Meeting minutes: MOTION** made by Pete, seconded by Joe to approve as presented. MOTION passed unanimously.
 - e. Approved \$15,000 for Area #5 & #7 Landscaping.
2. **March Financials 2023 (Pete / Joe)**
 - a. March Financials: Shows: \$47,461 spend vs \$42,882 Budget Loss of \$5118 vs budget.
 - b. YTD Financials Shows \$139129 spend vs budget \$142146= Gain \$3828 vs budget
 - c. Total monies \$774,341 total Operating Fund: \$210,018 Reserve Fund: \$564323
 - d. Total delinquency: 1 person \$32
3. **Landscape & Irrigation: Bob / Cathey / Bill**
 - a. Irrigation system is on manual- To eliminate Bldg #4 controller & switch to pool to be estimated \$4565.
 - b. Landscaping between Bldg #5 & #7 started @ \$4300 & irrigation Added Phase #2
 - c. Must get the smart link systems working next / Bill.
 - d. Completed Bldg #2 Landscaping (Need Bldg #2 Fronts Approved & Partial Bldg #4 Front Approval \$5500)
 - e. Benches Added next year & Phase #3 for Area #5 & #7
 - f. Cathey will follow up on the landscaping efforts.
 - g. Bill will follow up on the irrigation.
 - h. Charlie Ramirez is the account manager of Brightview.
 - i. Sprinkler inspection was done. Areas for attention were identified.
4. **Maintenance Committee Projects: (Pete / Tom)**
 - a. More: Replace pool roof, Nailing / soffit & repair tiles / AC units on Bldg Roofs \$11,208 Reserve money

- b. Repair / cleaned / sealed pebbles for all 8 Bldgs & new edges– Look great to date \$11,000.
- c. Two phase bee Issue addressed in Bldg #2
- d. Major issue: Turn off valves frozen Discover piping (Hired Bloodhound Underground to help map out complex)
- e. **MOTION** made by Pete, seconded by Annie to approve Complete Access Plumbing to fix the valve at building 1, and inspect the other buildings valves, not to exceed \$9,000. MOTION passed unanimously.

5. Other Committee Updates- Craig

- a. Insurance: Waiting on Flood Insurance bill due in June to be paid in July. Sue Garrabrant suggested an option, Craig will ask Erica.
- b. Communications: Bird Tour with Lourdes & every Thursday @ 9:00 AM
- c. Social: Planning for next season is underway. Brunch in January at Tara, and Horse Race, Ladies Lunch, and Potluck were mentioned.
- d. Architecture: Chairlift- Checking on specifics if needed
- e. Sales & Rental Status: Six units' status (610 Walsh Under contract, 719 Stephens & 733 Finch, Bowers 709 & Hester 716, Gustavo Piedra 626 no deal yet)
- f. Finance: See 1st Quarter Recap

6. Master Board Update (Marcus-Marv)

- a. Boardwalk repair status & looking for ideas from the Villages (Building multiple decks) May 2nd Mtg.
- b. To remove (4) Australian pines \$16,000 to \$20,000 cost (Paid by MB)
- c. Mangrove annual trimming will begin in June. The Board asked Marv if there is an opportunity to reduce the mangroves height behind Villages even side buildings and if so, an estimated cost? Marv also suggested the possibility of keeping the bridge as a compromise.

7. Next Board Mtg: Thursday 5/25 /23 @ 4:00 PM (No meetings for summer (June, July, August) Next one Sept 29, 2023

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