

**Perico Bay Villages Board of Directors Mtg Thurs (May 25, 2023) @ 4:00 PM
(Zoom & Clubhouse)**

- 1. Roll Call / Opening Remarks:** The meeting was called to order at 4:08pm. Proof of notice was provided in accordance with FL ST 718 and the association's governing documents. A quorum was established with the following board members present, Annie Day, Craig Roer, Joe Hughes, and Paul Page.
 - a. Boardwalk Status: PBC Board meeting 6/6 at 10am.
 - b. Chasing down fuel charge from Brightview: Will be credited. Should not be charged for any association in PBC. This was negotiated with BV by Gil Castro in 2022.
- 2. Old Business (Last Meeting Minutes) (Annie)** Meeting notes need approved from 4/27/23 **MOTION** made by Annie, seconded by Craig to approve as presented. MOTION passed unanimously.
 - a. The Board unanimously approved \$9,000 for Major plumbing issues with water shut offs.
- 3. April Financials 2023 (Joe)**
 - a. April Financials: Shows: \$61,990 spend vs \$57,582 Budget + Interest = Loss overall of \$4324 vs budget
 - b. YTD Financials Shows \$201,119 spend vs budget \$199,728 + Interest = Loss overall of \$496 vs budget
 - c. Total monies \$815,391 total Operating Fund: \$235,496 Reserve Fund: \$579,895
 - d. Total delinquency: 5 people \$2749 (1 Of those persons = \$2253 due)
- 4. Landscape & Irrigation: Bob / Cathey / Bill**
 - a. Making regular monthly irrigation & Landscape rounds with Brightview
- 5. Maintenance Committee Projects: (Pete / Tom): Items total approximately \$49,223 expense potentially out of Reserves.**
 - a. More: Replace pool roof, nailing / soffit & repair tiles / AC units on Bldg. Roofs \$11,208 Reserve money
 - b. Repair / cleaned / sealed pebbles & new edges– Approved \$11,000 Now \$15,950 (More Work)
 - c. Two phase bee Issue addressed in Bldg. #2 (Sealed Off)
 - d. Major issue: Turn off valves for 5 Buildings (Hired "Complete Access Plumbing" Bid \$17,500 (\$3600 Phase #1) This is required so that if there is a plumbing issue, a building can be shut off.
 - e. Bloodhound Underground to map our complex for water lines without digging \$965 & (Map / Bradenton Bldg. Dept)

- f. MOTION made by Annie, seconded by Craig to approve up to \$20,000 for the plumbing project as outlined. MOTION passed unanimously.

6. Other Committee Updates- Craig

- a. Insurance: Waiting on Flood Insurance bill due in June to be paid in July.
- b. Communications: Bird Tour with Lourdes (None for the off season)
- c. Social (Winey Wed) Plans set for next year in place.
- 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: None

7. Master Board Update (Marcus-Marv)

- a. Final Boardwalk Plan and cost (Start work in October): Meeting 6/6/23.
- b. Mangrove trimming will begin in June.
- c. Vials of life packets are in stock. Stop by Resident Service to pick on up. This is held each Tuesday from 12-2pm.
- d. The flooring (carpet removed / replaced with plank flooring) will be replaced at the clubhouse in mid-June.
- e. Courts fencing will be replaced in the fall.
- f. Reminder: please use caution when entering the community. Please allow the gate arm to open completely before entering to avoid damage to the gate arm or other equipment.

8. Next Board Mtg: No meetings for summer (June, July, August) Next one Sept 29, 2023, at 4pm via ZOOM and at the clubhouse.

9. Owner Comments:

- a. Pebble vendor was discussed.

10. Motion to adjourn Meeting: With no further business to discuss, the meeting adjourned at 4:40pm.