

Perico Bay Villages Board of Directors Meeting
Board Meeting: (October 26,2023 @ 4:00 PM)
Location: Clubhouse & Zoom
MINUTES

1. **Roll Call / Opening Remarks (Joe):** The meeting was called to order at 4:05pm. A Board quorum was established with the following board members present; Joe Hughes, Pete Tyree, and Annie Day. **Proof of notice was provided in accordance with FL ST 718 and the association's governing documents.**
 - a. Boardwalk construction will begin on October 30 (Most likely ready by end of February).
 - b. With Boardwalk construction the workers will need (3) parking spots outside Bldg. #8. An easier access point was suggested by Annie. Joe will speak with the committee.
 - c. Going into the 4th Qtr. looking to utilize left over money options. More information under financial reports.
2. **Old Business (Last Meeting Minutes) (Annie)**
 - a. Meeting notes from September 28, 2023, Board Meeting: Annie read the meeting minutes. MOTION made by Annie, seconded by Joe to approve as presented. MOTION passed unanimously.
3. **September 30, 2023, Financials 2023 (Pete / Joe)**
2024 Proposed Budget Attached
 - a. Positive \$13,838 Ytd. thru September vs budget
 - b. Total delinquency (2) Owners \$850.51
 - c. Reserves \$558,457
 - d. Total monies \$755,279 (Other Operating money \$196,822)
 - e. Special Assessment \$480 for Boardwalk: \$17,280 collected (36 owners) vs \$30,720 due (64 Owners) 56%. Sunstate will follow up on unpaid accounts.
 - f. **Third Quarter 2023 Simplified Recap attached.**
4. **New Business**
 - a. Approve 2024 Budget: Joe reviewed the proposed budget. **MOTION** made by Annie, seconded by Pete to approve as presented. The quarterly amount will be \$2,268. MOTION passed unanimously.
5. **Landscape / Irrigation: Michele / Bill**
 - a. There is a bad breaker causing regular shutdowns of our irrigation pump. A new breaker is to be installed.
 - b. New experienced irrigation tech: Al Barrett for Brightview just started.
 - c. Maintaining our monthly tours with irrigation and landscaping Brightview Team.
 - d. Looking at preliminary upgrade (Ground cover only) between bldg. #5 & #7 (Railroad Vine).

- e. The Master Board is installing a Weathermatic flow sensor for the irrigation system watering schedule.
- f. Michele offered to be the point of contact to address Brightview issues.
- g. Annie encouraged owners to have patience with volunteers and Brightview regarding the landscaping and irrigation. The irrigation system is old and repairs are being made. It would be a large expense to replace.

6. Current Projects: (Pete)

- a. Black dot work required at pool & repair of spa.
- b. Checked leaf guard gutter protection / roof leak Unit 635 (Missing some tiles- Repairman contacted).
- c. Future: Attic door repairs & ladders.
- d. All water valves per building now installed.
- e. New roof on pool house.
- f. Spa heater has been repaired.
- g. Drain pipe to be replaced building 8.
- h. Bar to be replaced at the dumpster.
- i. 627 ceiling leak reported.
- j. Annie reminded owners of the work order process.

7. Committee Updates:

- a. Insurance: Pursuing other associations to join us for group rates
- b. Communications: Bird tours (Lourdes) Off for the season
- c. Social: November 3rd Ladies Lunch, Waterfront at 11:30am. Next lunch will be December 1st at the Lazy Lobster at 12pm.
- d. Architecture: Follow specific window spec when installing new windows

8. Master Board Update (Marcus)

- a. Mangrove cutting completed.
- b. The West Boardwalk project will begin next week. This project will take 60-90 days.
- c. Water meter to be installed / paid for by Master Board (Allows us to confirm that water is flowing through the irrigation system)
- d. Looking to build up much needed reserve levels.
- e. Approved 2024 budget. Increase rate from \$108 to \$136.
- f. November 12th craft show from 1-4pm.
- g. Reminder: please do not walk in the bike lanes. Walkers please use the sidewalks.
- h. Planning Session November 7th, Board Meeting November 14th both at 10am.
- i. E-Bikes will be discussed soon.

9. Next Meetings: Board Mtg Thursday November 30 @4:00 PM

10. Motion to Adjourn Meeting: With no further business to discuss, the meeting adjourned at 4:46pm.