

Perico Bay Villages Board of Director Meeting
Thursday November 30,2023 @ 4:00 PM
Location: Clubhouse and Zoom

MINUTES

Roll Call / Opening Remarks: The meeting was called to order at 4:08pm by Joe Hughes. Proof of notice was provided in accordance with FL ST 718 and the association's governing documents.

- Joe has sent out the 2024 Meetings and Events Calendar.
- Joe has sent out information on rules around landscaping. Reminder: All outside landscaping is common ground and is handled by the association. Individual owners may not change common area landscaping.
- Reminder: Condo units must be checked on a regular basis.
- Looking to highlight extra \$ for year-end projects.
- Should have received coupon payment book COA fee \$2268/ Qtr.

Old Business Review:

- **Review meeting minutes from 10-26-23 meeting:** Annie read the meeting minutes aloud. **MOTION** made by Pete, seconded by Annie to approve as presented. MOTION passed unanimously.

October Financials: Pete provided the report.

- Total Assets \$785,392
- Reserves \$568,316
- Operating Fund \$217,076
- Boardwalk due: \$30,200 Collected \$28,800 Need \$1,920 (4 Owners)
- Review meeting minutes from 10-26-23 meeting
- Delinquencies: As of 11-15-23 (1 owner \$1566.79)

Landscaping (Continued removing dead palm trees throughout)

- Annie read Michele's report aloud.
- Upcoming priorities: Bldg. #5 & #6 and area between #5 & #7

- Status of Weathermatic Flow Meter installation
- Continue monthly tours with Brightview of irrigation & landscaping.
- New Landscape Supervisor, Philippe Guistain.
- Covered the open water valve areas.
- Addressed Bldg. #7 restoration @ \$1,550 and to be collected.

Maintenance

- Ordered an AED to be installed at pool (PBC Master) to contribute \$650). **MOTION** made by Annie, seconded by Paul to approve the purchase to include additional child / infant pads, not to exceed \$1,500. MOTION passed unanimously.
- Made adjustments to various drainpipes & gutters.
- Looking at mailbox fix at Bldg. #1
- Getting roofer to address 635 leaking lanai.
- New Pest Control: Pest Armor, Kris Cafiero 941-536-4933
- Address the electrical issue around pool area.
- Lights are on 24/7. This will be resolved.

Committees

- Insurances: Will we need a new roof? Notice to us by January.
- Communications: Bird tour with Lourdes Page start after new year
- Social: Winey Wednesdays, December 13th and tomorrow is Ladies Lunch at Lazy Lobster.
 - Someone is removing social flyers from bulletin boards.
- Architecture: More owners getting hurricane windows
- Sales & Rentals:
 - AJ Freeman (725)
 - Pete LaMourie (712)
 - Vander Bosh 721

Master Board Update

- The West Boardwalk project is underway.

New Business:

- **MOTION** made by Annie, seconded by Paul to send a final 14-day notice to Danis 628 Estuary regarding non-compliant dog. MOTION passed unanimously.

Next Board Meeting: December 14, 2023 @ 4:00 PM

Adjourn Meeting: With no further business to discuss, the meeting adjourned at 4:51pm.