

Perico Bay Villages Board of Director Meeting

Thursday January 25,2024 @ 4:00 PM

Location: Clubhouse and Zoom

MINUTES

Roll Call / Opening Remarks: The meeting was called to order at 4:06pm. 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, Joe Hughes, Paul Page, Craig Roer, and Pete Tyree.

- Identified extra funds confirmed for yearend 2023. Discussion of surplus funds projects.
- Confirmed: Owners must have their condo checked at least monthly. A reminder will be sent to all owners. The Board discussed adding this to the rules and regulations.
- Address boat & water pipe issue with Boardwalk Team / MB (Bldg. #4)
- Reminder all residents: please breakdown boxes in dumpster.

Old Business Review:

- Review meeting minutes from 12-14-23: **MOTION** made by Craig, seconded by Paul to approve as presented. MOTION passed unanimously.
- Approved \$4,500 for landscape work.

December Financials (4th Qtr. Simplified Financials) \$16,672 Positive

- Total Assets \$724,319
- Reserves \$571.041
- Operating Fund \$153,278
- Aging \$ \$2202
- Boardwalk due: \$480 (1) Owner
- Delinquencies: (-\$48)

Landscaping (Landscape Plan Bldg. #6 front using 2024 budget)

- Michele reviewed the planned projects. Building 6 is the priority.
- Irrigation currently working throughout (Checked Aerator& breakers)

- Status of Weathermatic Flow Meter installation (Wait on parts/ Co)
- Continue monthly tours with Brightview of irrigation & landscaping.
- Addressed Bldg #7 restoration @ \$1550 and collected / reinstalled.
- Work Bldg #1 (Firebush / transplants on side) Grape leaves trimmed.

Maintenance

- Ordered an AED to be installed at pool. The Master Board has credited PBV \$650.
- Getting roofer to address 635 leaking lanai.
- Multiple drain connections were addressed to eliminate flooding areas.

Committees

- **Insurance: Frontline (Renewed for 2024) see Attachment.**
 - i. Insurance up \$50,491,25 (54%) over 2023 (\$144,003 total). **MOTION** made by Joe, seconded by Craig to approve the insurance renewal. MOTION passed unanimously. Roof replacement was discussed. Reserve funding was discussed.
 - ii. Decision on moving forward on new roof this year.
 - iii. Looking at roof types, roof costs, targeted cost / owner
- Communications: Bird tours with Lourdes Page on Thursdays. There is a lot of interest from the community. Lourdes has asked the Master Board to consider moving the tree trimming to out of nesting season. Lourdes also asked that the ponds are treated with pesticides and maintain no mow buffer zone to protect the birds in the ponds. Lourdes and Marv suggested that a variety of fish be added to the ponds (not just carpe). Marv also suggested using water barrels.
- Social: Ladies Lunch tomorrow at Five Nine. Winey Wednesdays continue. Next one will be held on 2/21.
- Architecture: More owners getting hurricane windows. Reminder to submit the request form. Exterior screen cage, the screen should be installed inside the railing.
- Sales & Rentals: Two units sold in 2023. There are 3 annual rentals.

Master Board Update

- Boardwalk progress (Complete base / railings by Jan, start cement walkway in Feb and ready for use by March)

Next Board Meeting: February 22, 2024 @ 4:00 PM

Adjourn Meeting: With no further business to discuss, the meeting adjourned at 5:06pm.