

**Perico Bay Villages Board of Director Meeting**  
**Thursday February 22,2024 @ 4:00 PM**  
**Location: Clubhouse and Zoom**

**MINUTES**

**Roll Call / Opening Remarks:** The meeting was called to order at 4:08pm. The meeting notice was posted in accordance with FL ST 718 and the association's governing documents. A quorum of the Board was established with the following members present, Annie Day, Joe Hughes, Paul Page, and Pete Tyree.

- New boardwalk grand opening -Question on water line location.
- Concerns over the pool heater running- Have new info on repairs.
- Will address the projected financial forecast (Next 15 +yrs.)

**Old Business Review:**

- Review meeting minutes from 1-25-24: Annie Day read the minutes aloud. **MOTION** made by Joe, seconded by Pete to approve as presented. MOTION passed unanimously.
- Moving \$16,672 money from 2023 towards insurance payment.

**January Financials** (Review of Future Forecasted Costs over next 15 Yrs.): Pete reported from the January 1, 2024, financial statements. These reports are also posted online. There is one owner who still owes the Board walk assessment.

- Total Assets \$781,703
- Reserves \$586.677
- Operating Fund \$195,026
- Boardwalk due: \$480 (1) Owner (Add \$100 Fine for January)
- Delinquencies: (3 owners) \$6663
- Reserve planning was discussed.

**Landscaping (Landscape Plan: Bldg. #6 & Area 5 & 7 using 2024 budget)**

- Irrigation currently working throughout (Checked Aerator& breakers)
- Continue monthly tours with Brightview of irrigation & landscaping.
- Implemented Bldg. #6 front area with new landscaping (2/19)

- Finished cutting all grape leaves and Brightview hauled away.
- Looking to have a workday for area near buildings 5 & 7 on Wednesday, February 28, at 9:00am. **MOTION** made by Annie seconded by Pete to approve \$3,300 to finish the landscaping near buildings 5 & 7. MOTION passed unanimously.
- Removing dead bushes at Estuary Entry and replacing base with placing decorative rock at base. Opens view to lake & boardwalk. **MOTION** made by Annie, seconded by Pete to approve \$3,100 for the landscaping at the entrance. MOTION passed unanimously.

## Maintenance

- Handyman to address 635 & 621 popcorn ceiling & stucco (617): scheduled.
- 631 Gutters / lanai – needs to be inspected and repaired. : Scheduled.
- Multiple drain connections were addressed to eliminate flooding areas. Completed.
- Ordered a noise meter to accurately assess decibel levels.
- Replace the back pool compressor for \$969 (Only one is working). More research on heater #2 status at pool. Pete recommends fixing at least heater #2. **MOTION** made by Annie, seconded by Joe to approve up to \$5,000 to fix both the compressor and issues for both heaters (1 & 2). MOTION passed unanimously.

## Committees

- Insurances: Frontline (Renewed for 2024) see Attachment
  - i. New Law: Insurance co to cover appreciated value vs replacement cost of roofs-Should lead to reduction in costs.
  - ii. Five new insurance companies moving into Florida.
- Communications: Bird tour with Lourdes Page starting back
- Social: Winey Wednesdays successful. Next is March 13<sup>th</sup>. Ladies Lunch will be March 1<sup>st</sup> at Pier 22 at noon. Horse Races Night on March 16<sup>th</sup>.

- Architecture: New AC Units need to have a pad installed under the unit to reduce noise levels More owners getting hurricane windows
- Sales & Rentals: Since the last meeting 2 new units listed for sale, total of 5 units for sale. There is one rental application not on file.

### **Master Board Update**

- Marcus had MB repair several holes in boardwalk work area.
- Starting an Insurance Committee on Master Board
- Installing cameras on boardwalk.
- Installing gate at the top of the stairs.
- Other: (Reserve Study. Financial Review Process, Recycling): Pending more information.

**Next Board Meeting:** Thursday, March 28, 2024 @ 4:00 PM & Thursday, Year  
End Mtg 4-11-24 @10:00 to 12:00 in carport #6

**Adjourn Meeting:** With no further business to discuss, the meeting adjourned at 5:15pm.