

# Notice & Agenda

Board of Directors Meeting

Spoonbill Courtyard Homeowners Association

Thursday, December 15, 2022 at 3:00 p.m.

At the Perico Bay Clubhouse located 701 Perico Bay Blvd Bradenton, FL 34209

- 1) President to call the meeting to order.
- 2) Establish a quorum
- 3) Reading and approval of meeting minutes from 11/20/22
- 4) Treasurer's report
- 5) Committee Reports
- 6) Old Business - None at this time
- 7) New Business
  - A) Landscaping & Charlie Ramirez
  - B) Street light solutions
  - C) New committee members needed
  - D) Coupon books
  - E) Discussion on Turner pest control termite proposal
  - F) Discussion of Deck post toppers
  - G) Topping of Sea Grapes along Sanderling with the Villages
  - H) Possibility of price increase - utilities
  - I) Sales activity at Perico
  - J) Master Board updates
- 8) Board member comments
- 9) Owner Comments
- 10) Motion to Adjourn.

## **Spoonbill Homeowners Association, Inc**

### **Board of Directors Meeting Minutes November 17, 2022 at 3:00 p.m.**

1) The meeting of the Board of Directors of Spoonbill Homeowners Association, Inc., a Florida Corporation Not for Profit, was held at the Association Clubhouse, 701 Perico Bay Blvd. Bradenton, Florida 34209.

2) The meeting was called to order by Linda Henry, President, who chaired the meeting. Also present was Joe Murawski, Donna Bour-Purdy & Pete Hallet. Joining the meeting by teleconference was Wayne McGhie. Also present representing ResCom Management was Jeff Richardson.

3) Meeting minutes from October 20, 2022 were reviewed-

**Pete Hallet made a motion to approve the minutes as written and was seconded by Joe Murawski. Approved by all. Motion passed 5-0.**

4) Treasurer's report

As of October 31, 2022 the operating account had \$150,658.46 and the reserve account had \$91,451.66. Within 8% of the budget. Major causes of being over budget is insurance and a water leak thus causing a higher than normal water bill

5) Committee Reports- A list of the different committees were b

Social committee- Many social gatherings have been planned such as bunko, ladies lunch, schedule of house and a clubhouse party scheduled Tuesday Jan 17

Pool committee- Hot start kit has been put in and surge protector was recently installed per the pool vendors recommendations

Lakes committee.

5) Old Business- none at this time

6) New Business

- A) Discussion on insurance trends and foreseeable issues- Full payment on insurance for 2022-2023 was made in November however in 2023 will probably need to finance premiums next year.
- B) Christmas party- Christmas party will be on Wednesday, December 14th
- C) Discussion & consideration on the proposed budget for 2023-  
**Motion by Peter Hallett and seconded by Joe Murawski to approve the 2023 budget with a monthly maintenance fee of \$585.00 per month. Approved by all. Motion carried 5-0.**
- D) Update from Susan from the Master Board. -
- Susan announced that there will be a "job fair" at the clubhouse for anyone interested in looking for a way to volunteer in the community on January 11th.
  - A thank you lunch for the people that serve on committees will be on January 11th .
  - The boardwalk has been closed since last spring and are looking at repairing
  - The master board just approved using funds from the reserves not to exceed 40K to cover lan cleanup.
  - A plaque honoring all past presidents in the clubhouse hall was recently approved.
- E) Update from Jeff regarding communication to residents about repairs needed  
Jeff Richardson advised everyone that he nine letters were sent out and all but two items have been taken care of. However the owner knows about the issue and is working on getting it taken care of.
- F) Mailbox maintenance- Jeff Richardson advised that he would get a quote or two to replace all the mailboxes. Also it was suggested if you see anything green on your mailbox please feel free to clean it,
- G) Railings- It was decided that it would be a good idea to have railings down front steps.
- H) Termites- Jeff Richardson will get a quote from Turner Pest Control to cover termites.
- I) Owners listing of their activity- currently 8 units for sale in Perico Bay club

7) Adjournment

**There being no further business before the Board of Directors, Joe Muraswski made a motion to adjourn the meeting and it was seconded by Peter Hallett. Meeting was adjourned at 3:55 p.m.**

# Spoonbill Courtyard Homes Association

Run Date: 12/14/2022

Run Time: 09:24 AM

## BALANCE SHEET As of: 11/30/2022

### Assets

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
1010	Cadence Checking	\$13,543.30
1017	Cadence Reserve Account	\$151,572.09
1071	Petty Cash- Joseph Murawski	\$200.00
1100	Misc Receivable	\$75.00
1120	Collection Postage Recv.	\$12.85
1210	Assessments	\$1,030.00
1211	Flood Insurance Receivable	\$670.00
1285	Due From S/A to Operating	\$0.03
1310	Statewide Property Insurance	\$75,081.56
	<b>TOTAL ASSETS</b>	<b>\$242,184.83</b>

### Liabilities

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
2010	Accounts Payable	\$7,434.39
2130	Prepaid Assessments	\$5,500.93
	<b>TOTAL LIABILITIES</b>	<b>\$12,935.32</b>

### Equity

<b>Account #</b>	<b>Account Name</b>	<b>Total</b>
3010	Reserves- Common Areas	\$122,554.09
3011	Reserves-Roads	\$30,188.13
3510	Prior Year Surplus	\$95,162.71
	Current Year Net Income/(Loss)	(\$18,655.42)
	<b>TOTAL EQUITY</b>	<b>\$229,249.51</b>
	<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$242,184.83</b>

# Spoonbill Courtyard Homes Association

Run Date: 12/14/2022

Run Time: 09:24 AM

## INCOME STATEMENT

Start: 11/01/2022 | End: 11/30/2022

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
4020 Assessment Income	21,630.00	21,623.08	6.92	237,880.00	237,853.88	26.12	259,477.00
4041 Flood Insurance Income	0.00	0.00	0.00	520.00	0.00	520.00	0.00
4060 Late Charges	0.00	0.00	0.00	75.00	0.00	75.00	0.00
4065 Collection Postage Income	0.00	0.00	0.00	25.70	0.00	25.70	0.00
4070 Misc Income	0.00	0.00	0.00	(495.08)	0.00	(495.08)	0.00
4100 Interest- Operating Accounts 5153	0.00	0.00	0.00	6.07	0.00	6.07	0.00
4340 Interest-Reserves 3620	18.63	0.00	18.63	119.03	0.00	119.03	0.00
<b>Income Total</b>	<b>21,648.63</b>	<b>21,623.08</b>	<b>25.55</b>	<b>238,130.72</b>	<b>237,853.88</b>	<b>276.84</b>	<b>259,477.00</b>
<b>Total Income</b>	<b>21,648.63</b>	<b>21,623.08</b>	<b>25.55</b>	<b>238,130.72</b>	<b>237,853.88</b>	<b>276.84</b>	<b>259,477.00</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expenses</b>							
5010 Building Maintenance	0.00	83.33	83.33	568.87	916.63	347.76	1,000.00
6035 Grounds Repair & Maint	0.00	166.67	166.67	2,135.00	1,833.37	(301.63)	2,000.00
6040 Contracted Lawn Service	100.00	2,020.00	1,920.00	21,657.00	22,220.00	563.00	24,240.00
6060 Mulch	0.00	358.33	358.33	5,206.00	3,941.63	(1,264.37)	4,300.00
6120 Irrigation Repair	0.00	208.33	208.33	1,998.05	2,291.63	293.58	2,500.00
6160 Shrubs and Trees	0.00	958.33	958.33	11,031.70	10,541.63	(490.07)	11,500.00
7040 Contracted Pool Service	327.50	244.83	(82.67)	3,784.99	2,693.13	(1,091.86)	2,938.00
7043 Pool Permit	0.00	20.83	20.83	250.70	229.13	(21.57)	250.00
7050 Janitorial Service	155.00	158.33	3.33	1,705.00	1,741.63	36.63	1,900.00
7052 Pest Control	855.00	333.33	(521.67)	3,715.00	3,666.63	(48.37)	4,000.00
7080 Pool Equipment Repair	1,005.89	500.00	(505.89)	2,645.65	5,500.00	2,854.35	6,000.00
7910 Electric	1,060.36	769.75	(290.61)	10,322.31	8,467.25	(1,855.06)	9,237.00
7920 Water/Sewer/Trash	2,015.04	2,501.33	486.29	38,193.01	27,514.63	(10,678.38)	30,016.00
7950 Cable Services	2,792.34	2,611.42	(180.92)	30,556.84	28,725.62	(1,831.22)	31,337.00
8020 Management Fee	0.00	672.00	672.00	7,440.18	7,392.00	(48.18)	8,064.00
8025 Office Fees	0.00	158.33	158.33	2,528.81	1,741.63	(787.18)	1,900.00
8040 Postage	0.00	0.00	0.00	138.24	0.00	(138.24)	0.00
8060 Copies/Printing/Supplies	0.00	0.00	0.00	272.23	0.00	(272.23)	0.00
8080 CPA Services	0.00	16.67	16.67	175.00	183.37	8.37	200.00
8100 Legal Services	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
8110 Bad Debit	0.00	0.00	0.00	715.00	0.00	(715.00)	0.00
8120 Insurance	8,070.60	4,666.00	(3,404.60)	57,190.15	51,326.00	(5,864.15)	55,992.00
8150 Misc Expense / (Income)	0.00	0.00	0.00	(575.22)	0.00	575.22	0.00
8230 Bank Charges	0.00	0.00	0.00	1.39	0.00	(1.39)	0.00
8321 Social Committee	0.00	33.33	33.33	0.00	366.63	366.63	400.00
8390 Annual Corporate Report	0.00	5.08	5.08	0.00	55.88	55.88	61.00
8411 Master Fees- Perico Bay Club	4,116.00	4,116.00	0.00	45,276.00	45,276.00	0.00	49,392.00
9150 Roads	166.67	166.67	0.00	1,833.37	1,833.37	0.00	2,000.00
9206 Common Areas Reserves	729.17	729.17	0.00	8,020.87	8,020.87	0.00	8,750.00
<b>Expenses Total</b>	<b>21,393.57</b>	<b>21,623.06</b>	<b>229.49</b>	<b>256,786.14</b>	<b>237,853.66</b>	<b>(18,932.48)</b>	<b>259,477.00</b>
<b>Total Expense</b>	<b>21,393.57</b>	<b>21,623.06</b>	<b>229.49</b>	<b>256,786.14</b>	<b>237,853.66</b>	<b>(18,932.48)</b>	<b>259,477.00</b>