



**Property
Management** INC.

HOLMES BEACH PROPERTY MANAGEMENT

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**Spoonbill Courtyards Homes at Perico Bay
Board of Directors Budget Meeting Minutes
1/23/2019**

The meeting took place at the Perico Bay Clubhouse located at 701 Perico Bay Blvd. Bradenton, FL 34209.

- 1) **Welcome and call to order -Linda Henry welcomed everyone to the meeting and thanked them for participating. Present were board members Linda Henry, Joe Murawski, Douglas McManus, Richard Steinfirst and by phone Peter Hallet.**
- 2) **Reading and approval of minutes from 12/26/18- Richard Steinfirst made a motion to approve the minutes and Peter Hallet seconded the motion. Approved by all 5-0**
- 3) **Treasure's report- December financials were presented and Linda Henry wanted to see the reserves have its separate line on the balance sheet and wanted the insurance expense line item to be corrected.**
- 4) **Committee Reports-**
 - A) **Landscaping committee- Two circles will have a blanket of flowers with Florida friendly landscaping. A lot of dead grass in the community and the landscaping committee is tasked with finding out what area needs to be changed first to Florida friendly.**

B) Lakes report-Significant algae buildup in lake #2 but overall the lakes in Perico Bay Club are good.

C) Irrigation – Water management committee still a concern about salt intrusion into the wells.

5) Several homeowners have commented that they have not received their coupon books. Jeff Richardson advised that the bank reassured him that all books have been sent out, but would look into the matter and get back with the board.

6) Adjournment- Peter Hallet made a motion to adjourn and Richard Steinfirst seconded the motion. Approved by all 5-0

Meeting Minutes Prepared By

PMI Holmes Beach Property Management

Jeff Richardson

Community Association Manager