

ROOKERY BAY MAINTENANCE, INC.

BOARD OF DIRECTORS MEETING MINUTES

DATE: Thursday, June 30, 2022

TIME: 10am

LOCATION: ZOOM

- Call the Meeting to Order: The meeting was called to order at 10:01am.
- Establish a Quorum: A quorum was established with the following members present; Harvey Federman, Chris Dutton, Melody Kolb, Jim Elder, and John Heckard.
- Approve Previous Meeting Minutes: **MOTION** made by John, seconded by Melody to approve as presented. MOTION passed unanimously.
- President's Report:
 - Brightview contract was discussed.
- Treasurer's Report: May 31, 2022, financial statements
 - Melody reported overage expense accounts as reflected in the financials.
 - Nicole will follow up on the water bill credit due to re-filling the pool.
- Manager's Report: Update on Master Board items
 - Kayak berth rentals limited to 2 per unit.
 - Gate E-Pass system is up and running. Virtual guard for third shift (11pm-7am) will begin soon. More information to follow.
 - Recycling discontinued as of June 3rd per City of Bradenton.
 - West Boardwalk will remain closed to due necessary repairs that will be addressed with the committee and vendors in the fall.
 - Speed bump installed on the Blvd just before the clubhouse.
 - Resident Services continue: Tuesdays 12-2pm. Vehicle decals for renters is \$25. Clubhouse reservations to the end of this year are available for booking. This is done on the website www.pericobclub.com
- Unfinished Business:
 - Roof Update: Colonial Roofing is re-bidding all materials to confirm final pricing. This project is scheduled to begin the first week of August. A walk through is planned for July. Melody suggested getting gutter quotes. The parking lot seal project will be done after the roofs (estimate of end September).
- New Business:
 - Review maintenance items: suggested by John Heckard for full Board review.
 - Following are some thoughts regarding maintenance issues in advance of our upcoming BOD meeting. There are
 - GROUND: Major issues are shrubs and trees. I think that we need to do a bit of work here, but nothing major. Irrigation issues will arise, but Brightview makes the repairs, and we shouldn't expect major costs for the coming year. We have "Lake Rookery" to deal with, but it hasn't yet gotten to the top of our list.
 - STREETS: The only issue is the mess created by the pool contractor. The last I heard, we were going to seal the affected area and deduct the cost from the contractor's invoice. Where do we stand?
 - BUILDINGS: I have drawn up a schedule for our quarterly inspections regarding porches and railings. The garages should be ok for the next few years. We can discuss further. We will have routine step and railing work but shouldn't be anything major. Painting of the buildings will be coming up. We need to accommodate that in our plan. Obviously, the roof project will take center stage this summer.

- POOL: John Avery keeps an eye on it while in residence. We have added Micky Heckard to the team. She has had a private pool for years and she provides cover for the summer months when John is away. I'd like to spend a few hundred dollars on the pool house interior ... maybe half goes to The Pointe. **MOTION** made by Melody, seconded by Chris to approve the following projects (Grounds, Streets, Buildings, Pools) not to exceed \$1,700. MOTION passed unanimously.

Budget planning discussion

- Budget planning begins in August. Nicole will send Melody the current cable tv contract and costs.
- Special Assessment discussion: Three are still past due. Nicole connected with two of the three past due owners. Nicole has notified all three.
- Next Meeting Date: TBD
- Adjournment: With no further business to discuss, the meeting adjourned at 10:55am.

Submitted by:

Nicole Banks, LCAM

Sunstate Management

On behalf of your Board of Directors