

**BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON SEPTEMBER 22, 2021
VIA CONFERENCE CALL**

Directors Present: Kevin Hara, Miki Knoche, Toni Paoello, Pat Emerson, and Anthony Palmerio
Not attending: Lynda Moryl and David Robb
Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

Kevin Hara called the meeting to order at 10:00AM and quorum was established.

APPROVAL OF MINUTES

On a motion by Miki Knoche and carried unanimously the Board approved the June 30, 2021, Board of Directors meeting minutes. Toni Paoello seconded the motion. All were in favor and the motion passed.

PROPERTY MANAGER REPORT

Cathy Avenatti submitted a report in the Board meeting packet.

COMMITTEE REPORTS

August 31, 2021 Financials

Balance Sheet:

Operating General Funds: \$100.5
Replacement Reserve Funds: \$136.7K
AR: \$0
Total Assets: \$237.2K

Accounts Payable: \$1.4K
Unearned Income: \$36.5K
Total Liabilities: \$37.9K

Total Replacement Reserves: \$136.7K
Total Capital Improvements Reserves: \$16.2K
Operating Fund Reserves: \$46.4K
Total Reserve Equity: \$199.3K

Total Liabilities and Equity: \$237.2K

Replacement Reserve Disbursement Summary:

Total YTD disbursements from Replacement Reserves (AC# 5190):
Irrigation Project: \$38.8K
Interest adjustment: \$.8K
Pool Mechanical Updates: \$4.5K
Total: \$44.1K

The pool house carpet was charged to Replacement Reserves. It should have been charged to Operating Expense \$1850 (\$925 on 4/19/21 and \$925 on 6/1/21) and was corrected in the month of August.

The pool house blind charge was charged to Replacement Reserves. It should have been charged to Operating Expenses (\$1043.50 on 7/20/21) and was corrected in the month of August.

(The cash funds were transferred from Operating Account to the Reserve Account for the above items.)

Income Statement:

Revenues: \$23.3K

(HOA dues, late charges, interest, and app fee)

Total Expenses: \$17.4K

Income/(Loss): \$5.9K

YTD Income/(Loss): \$4.2K

Social Committee

Next Social Committee Meeting: October 19, 2021, at 10 a.m. in pool house

Future Social Events:

Sunday, October 31, 2021, at 4:00 p.m.: Halloween potluck social with costume wearing an option.

Friday, January 14, 2022, at 4:00 p.m.: Chili Cook-off Contest

Wednesday, February 23, 2022 at 2:00pm: Annual board meeting and dinner

Pool House Updates:

The following board approved improvements completed; namely, carpet, blinds, electrical work, painting and white board. Special thanks to the many neighbors who helped to manage these projects to their completion.

Open: Bookcase(s) for pool house. Will be discussed and pursued at next social committee meeting. Sheila Phillips looking into counter top.

Pool Committee

No Report Given.

Lease & Sales Review Board

No Report Given.

ACMSC

No Report Given

Welcome Committee

No Report Given.

PLCA Board Liasion Update

No Report Given.

OLD BUSINESS

Sod Replacement / Irrigation Update

1. **Baycrest Landscaping Walkthrough** - 9 am on Thursday, September 23. Principal focus: review progress of installed sod. Most of the installed patches have taken root; some have not but should set in and take root with a week. Those that have not will be replaced when the next sod installation takes place on October 5 and 6.
2. **Flush out line at the south end of Baycrest** - should occur next week after modification is made to accommodate flush out.
3. Check/demonstrate all promised **Single Controller capabilities** - vetting all promised capabilities starting on Tuesday, September 21. Rain delayed but plan is to finish all vetting by the end of this week followed by creation of Spreadsheet with watering times for all residents to be distributed the week of September 27.
4. **Trim Calusia** - has been assigned to **Johnson Tree** who is far better equipped to trim calusias above 6 feet tall. Trimming dates to be determined with chance to talk to Johnson before they start so that we can emphasize the need to hand trim following electric hedge trimming to ensure that the calusias are shaped properly Also want to provide special trimming instructions for Terry Dona's exceptionally tall calusias.
5. **Next wave of sod planting** - About 40% of the new sod was installed in late August. The remaining 60% will be **installed on October 5 and 6**. (See attached spreadsheet at end of the minutes).
6. Weed treatment took place on September 17.
7. Resumption of **weekly Wednesday Irrigation wet checks** focused on making sure that the sprinklers directed at new sod are in good working order/properly position.

NEW BUSINESS

Notice of Preservation – MRTA Update

MOTION: Toni Paoello made a motion to adopt the Resolution to preserve the Declaration referenced in the Notice of Preservation. Motion was seconded by Anthony Palermo. The board voted as follows: Miki Knoche – Yes; Toni Paoello – Yes; Kevin Hara – Yes; Pat Emerson – Yes; and Anthony Palermo- Yes). All were in favor the motion passed.

2022 Budget Workshop

Pat gave an excellent overview of the 2022 Budget and how the numbers came about. The budget for 2022 will go up 6.4% (\$50 a quarter) for a quarterly fee of \$825. (2021 fee \$775). The operating budget is up 5% and the reserve budget is up 12%.

MOTION: Miki made a motion to accept the 2022 proposed budget to be sent to all owners 2 weeks before the 2022 Budget Adoption Meeting on October 27, 2021. Pat Emerson seconded the motion. All were in favor and the motion passed.

OPEN DISCUSSION

MOTION: Pat Emerson made a motion to publish the unapproved minutes 2 weeks (no more than 3 weeks) after the meeting to the website. Anthony Palermo seconded the motion. All were in favor and the motion passed.

Meeting on November 24th (day before Thanksgiving) is cancelled.

Kevin Hara thanked Pat Emerson, Cathy Avenatti and Brad Thomas for the excellent budget preparation.

Next Meeting

Board/2022 Budget Adoption Meeting October 27, 2021, at 10:00 am via Webex.

With no further business, and on a motion by Miki Knoche, seconded by Toni Paoello, and carried unanimously the meeting was adjourned at 11:31AM.

Cathy Avenatti, CAM, Property Manager
Baycrest Homeowners' Assoc., Inc.

APPROVED

Accepted Greenscapes Sod Replacement Proposals				
<u>No. - Date Proposal No.</u>	<u>Unit</u>	<u>Name</u>	<u>Sq. Ft</u> <u>\$ Plus Tax</u>	<u>COMMENTS</u>
1- 6/17 13857	25210	Robb	50 \$52.50	DAVE ROBB ACCEPTED ON 7/1 INSTALLED
2 - 6/17 13858	25220	Phillips	140 \$147	PROPOSAL ACCEPTED. INSTALLED ON 25220
2A - 8/30 30532	25222	Goodman	110 \$115.50	PROPOSAL ACCEPTED - TO BE INSTALLED
2B - 8/30 30536	25224	Hannigan	130 \$136.50	PROPOSAL ACCEPTED - TO BE INSTALLED
3 - 3/13 13861	25234 25240	Maugeri Kelly	220 \$231	INSTALLED ON BOTH PROPERTIES
NEW	25242 25244	WHELAN PARK		INSTALLED ON BOTH YARDS; DID NOT SEE A PROPOSAL?
4 - 4/20 17553	25251	Sagett	\$163.20	ACCEPTED -WORK ORDER ISSUED 4/30 FOR SOD - TARGET DATE - AUG
5 - 3/13 13863	25252 25260	Wesselman Seelfeld	800 \$840	AWAITING REPLY SEEFELD ACCEPTED THE PROPOSAL
6 - 13869	25290 25292 25294	NETH DOUGLAS FOWLER	275 \$288.75	INSTALLED ON ALL THREE PROPERTIES
7 - 6/17 13871	25300 25302 25304	Oshan Davidson Burke	220 \$233.20	INSTALLED ON ALL THREE PROPERTIES
8 - 6/17	25301	Kiss	450 \$472.50	MOLLY KISS ACCEPTED PROPOSAL ON 7/13
9 - 6/17 22937 & 22938	25301 25303	Kiss Heggs	?	WARRANTY REPAIR; TARGET INSTALL: AUG
10 - 6/17 22939	25303	Heggs	?	WARRANTY REPAIR; TARGET INSTALL: AUG

11- 7/7 24560	25310 Marquis 25312 Emerson	75 \$78.75	INSTALLED
12 - NEW	25332 Minnick 25340 Coburn	225 SQ FT	INSTALLED
13 - 3/24 13873	25350 Nye 25352 Coulson 25354 Smith	355 \$372.75	INSTALLED BUT DID NOT SEE ANY NEW SOD FOR SMITH (25354?)
14 - 6/17 22941	25355 Ciarkowski	140 SQ. FT \$147	WANDA CIAKOWSKI ACCEPTED NEW PROPOSAL
15 - 6/17 22942	25357 Nastro	210 \$220.50	TOM NASTRO ACCEPTED PROPOSAL
16 - 7/26 25841	25360 Searce 25362 Bonner 25364 Sciotti	40 Sq Ft. N/C	FILL IN ENHANCEMENT - NO CHARGE INSTALLED ON SCIOTTI - 25364
17 13679	25374 Dickensheets 25380 Sass	250 Sq. Ft	INSTALLED ON BOTH PROPERTIES
18 - 7/19 168978	25379 Miller	600 \$630	MILLER ACCEPTED NEW PROPOSAL ON 7/19
19 - 6/17 13874	25382 Wurzburg	150 \$157.50	WURZBURG ACCEPTED PROPOSAL
20 - 6/17 22945	25383 Rubio/ Munson	65 \$68.25	INSTALLED
21 - 6/17 13875	25390 Haley	800 \$840.00	WAITING UNTIL NOVEMBER
22 - 6/17 13876	25394 Carmody 25400 Gaussein	120 \$126	LYNDA MORYL (25400) ACCEPTED FOR BOTH UNITS
23 - 8/2 26587 & 26592	25410 Michelle Shepherd 25412 Miriam Shepherd	\$200 \$210	PROPOSALS ACCEPTED BY BOTH PARTIES
24 - 7/16 168958	25414 B. Shepherd	140 \$147	ROBIN SHEPHERD ACCEPTED NEW PROPOSAL FOR SIDE AND FRONT

25 - 6/17 22912	25424 Linegar	120 126	LINEGAR ACCEPTED PROPOSAL
26 - 6/17 22919	25430 Bolton	110 \$115.50	JOE BOLTON ACCEPTED THE PROPOSAL FOR FRONT YARD ONLY - IN OCTOBER
27 - 6/17 22924	25444 Kramer	\$47.25	LARRY KRAMER ACCEPTED THE PROPOSAL ON 7/21
28 - 6/17 22927 & 22928	25454 Porcaro 25460 Foster	320 \$336	PORCARO & FOSTER ACCEPTED PROPOSAL ON 7/20
29 - 6/17 22946	25411 Dona	60 \$63	TERRY DONA WOULD LIKE NEW SOD BUT SHE'S NOT SURE HOW MUCH NEW SOD IS NEEDED
30 - NEW	25462 Burton	425 \$446.25	ACCEPTED SOD PROPOSAL ON 8/13

APPRO