

**BAYCREST AT PELICAN LANDING HOMEOWNERS  
ASSOCIATION, INC.  
BOARD MEETING MINUTES HELD ON OCTOBER 21, 2015  
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Don Coulson, Swann Fredrickson, Marilyn Hara, Toni Paoello, Creighton Phillips. By Phone: Ralph Scarce, and Thomas Shambeau

Directors Absent: None

ACMSC Committee: Kelley Kissiah, Cheryl Nye, and by phone Peaches Scarce

Representing Gulf Breeze Management Services LLC: Aharon Weidner

Marilyn Hara called the meeting to order at 7:02 P.M. and quorum was established. The notice was posted timely.

**Approval of Unapproved Meeting Minutes**

*On a motion by Swann Fredrickson, seconded by Creighton Phillips, and carried unanimously the June 17, 2015 Board of Directors meeting minutes were approved as presented.*

*On a motion by Toni Paoello, seconded by Creighton Philips, and carried unanimously the Board approved the minutes of August 19, 2015 as presented.*

Marilyn Hara thanked the residents who helped take care of the plants around the pool, and those who took care of the pool itself. Marilyn also thanked Swann Fredrickson for attending to the landscaping and running meetings over the summer.

**Property Manager Report**

Aharon Weidner reported that he had primarily been dealing with the 2016 budget preparation and irrigation issues. As residents have returned the biggest issues have been irrigation and trimming related. Irrigation will continue to be an issue due to snail shells clogging up the nozzles.

**Finance Committee**

Don Coulson reported that Baycrest has been operating with a current surplus of about \$10,000 and is looking at a year end surplus in the \$13,000 - \$15,000 range. The finance committee has been working on the budget and is considering the need for an increase to cover projected expenses next year. Mr. Coulson thanked Swann Fredrickson for signing checks and taking care of the association's finances over the summer.

Swann Fredrickson explained that the Association was over budget in tree trimming due to a change in contracts a few years ago.

Don Coulson thanked Jan Sagett, Aharon Weidner, Swann Fredrickson, and Ralph Scarce for working on the 2016 budget. Don noted that the reserve study performed by Reserve

Advisors recommended an increase in the contribution to reserves to be phased in over the next four years to cover a projected future deficit. He asked for feedback from the residents in attendance on the hypothetical question of whether it is preferable to have smaller fee increases sooner or larger fee increases in the future.

An owner asked for an explanation on why fees might need to go up considering that a master rain sensor had been installed and the largest expense category, the landscape contract, was reduced in 2015. Swann Fredrickson explained that the low cost 2015 landscape contract with Greenscapes was a one time bargain rate, that other proposals received by Baycrest were much more expensive, and that the proposed increase for 2016 still resulted in Greenscapes offering the lowest cost landscape contract available to Baycrest.

She also noted that in past years the Association had utilized significant surpluses to fund current operations and that fees would eventually need to increase to cover a greater percentage of current operating expenses and to avoid reducing the surplus "contingency" account to a level which could pose cash flow problems for the community.

Jan Sagett noted that the Reserve Study completed by Reserve Advisors earlier this year projected an annual increase in reserve contributions of about \$3,200 per year for each of the next four years followed by more modest increases in subsequent years. He noted that for 2016 the increase in the reserve contribution was projected to be closer to \$5,000 due to reserve expenditures in 2015 which were higher than anticipated.

Bob Paoello asked for the finance committee to have more non-board members on it and volunteered to join the committee. John Knoche also volunteered to join the committee. Toni Paoello quoted Association documents noting that the Board could appoint committee members and another owner agreed. Ralph Searce noted that he would talk to any other owners willing to serve on the finance committee upon his return to Baycrest.

*On a motion by Creighton Phillips, seconded by Toni Paoello, and carried unanimously the Board approved adding Robert Paoello and John Knoche to the finance committee.*

### **Social Committee**

The 4th of July party was a success with 27 attendees. John Oblak was thanked for assisting with the set-up of the party. The social committee will have a meeting on Monday, October 26 to discuss a fall get together and other matters.

### **Pool Committee**

Creighton Phillips reported that the pool committee was very active over the summer. A safety railing and handicap ramp was installed at the entrance to the pool, a new shower was installed along with green lattice around the pool equipment, and the pool equipment was painted to protect the fiberglass. John Oblak donated a new TV in the exercise room and installed pavers outside the exercise room to help keep the room cleaner.

Creighton Phillips asked that the Board consider making the pool area a no-smoking zone. Aharon Weidner reported that changes to rules and regulations might require a notice be mailed to owners at least fourteen days prior to the meeting at which the new rule will be considered by the Board. Aharon Weidner and others will check on this.

*On a motion by Swann Fredrickson, seconded by Creighton Phillips, and carried unanimously the Board approved having Aharon Weidner send a notice regarding the proposed non-smoking rule at the pool if regulations require it.*

Creighton Phillips asked the Board consider a proposal from ELL Solutions & Services, LLC, with a cost of \$820 to paint the painted floors around the pool. The proposal included leveling a low area, 2 coats of paint, and sanding and priming some rusted areas on the lanai screen frame prior to painting. The project would be completed over several days in order to maintain access to the pool.

*On a motion by Creighton Phillips, seconded by Swann Fredrickson, and carried unanimously the Board approved the proposal number E172 from ELL Solutions & Services, LLC. for \$820.*

#### **Lease and Sales Review Board**

John Oblak reported that he had only received 4 lease agreements for the entire community. He noted that he was fairly certain that there were more tenants in the community. Swann Fredrickson noted that Pelican Landing wouldn't approve a lease without Baycrest approval first.

#### **ACMSC**

Kelly Kissiah reported that the committee met on October 19 and presented a written report which is attached to the minutes. She noted that Swann Fredrickson and Creighton Phillips had helped the committee greatly over the summer and thanked them for their efforts.

*On a motion by Toni Paoello, seconded by Creighton Phillips, and carried unanimously the Board approved spending \$150 to have the CDD take over maintenance of the front portion of the center median (in front of the balustrade) at the entrance of the community and furnish annuals for the area which would be replanted several times a year.*

Aharon Weidner agreed to order a purple bougainvillea for the area by the pool left bare by the removal of a palm.

There was a discussion on the upcoming mulch installation scheduled for October 28, 2015. Peaches Scarce noted that she would recommend that owners help supervise the installation of mulch on their own property in order to minimize the build-up of excess mulch. Toni Paoello stated that we should consider reducing the mulch expense by skipping a year or doing only a partial top coat in 2016.

## **UOC**

Karlene Dziesupek reported that the most recent plan was for turnover from WCI to occur in March of 2016. They are working on setting up the election process. The UOC is working with WCI to develop the final turnover plans. The marina task force is on hold due to trouble finding architects. PLCA has purchased a second fountain for the south entrance lake and purchased a drone to aid in property maintenance.

Jan Sagett noted that the Pelican Landing Board is working with a consultant to look at telecommunication and television service upon the completion of the current contract with Comcast.

## **Open Discussion**

Bill Douglas noted that he would be moving out of Baycrest and that he had spent 16 years in Baycrest. Mr. Douglas noted that the last year has been one of the best years in Baycrest and thanked the current Board of Directors for their hard work and dedication. He has resigned as Baycrest's UOC representative and the Board would like to hear from any resident interested in taking over that position. The Board thanked Mr. Douglas for his service and noted he would be missed.

The Board discussed the 2016 annual meeting date. The Board agreed by consensus to set the annual meeting for February 15, 2016.

## **Next Meeting**

The next meeting is scheduled for November 18, 2015 at 7:00 P.M. at the Community Center.

The December meeting, originally scheduled for December 16, 2015, may need to be rescheduled earlier in the month. Residents should watch for an announcement.

With no further business, and on a motion by Ralph Searce, seconded by Tom Shambeau, and carried unanimously the meeting was adjourned at 8:31 P.M.

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Aharon S. Weidner, CAM, Property Manager  
Baycrest Homeowners' Assoc., Inc.

Report of Landscape Committee Meeting : October 19, 2015, 3:00 - 4:30 pm

Attending : Marilyn Hara, Kelley Kissiah, Cheryl Nye, Bill Reese  
absent, Peaches Scearce

A summary of summer work is attached for reference, with the notation that the front area has recently been planted with red and green coleus to fill in the bare spots. CDD has checked the irrigation, changed heads and set it to run daily until plants are established.

The committee recommends that the CDD be authorized to assume responsibility for landscaping the front entrance at a one-time cost of \$150 to convert irrigation timers with a provision of a flat monthly credit for water usage.

A summary of the walkabout, October 13 is attached listing general concerns and dates for work scheduled. The committee recommends that the Board make these dates public. Several areas where plantings are needed to address bare spots and / or exposed pipes were identified. Homeowners are being notified of their responsibility to take care of these areas.

The committee recommends that a purple bougainvillea bush be planted against the pool fence in the center area where a palm tree has been removed.

The committee requests the Board notify all homeowners that they are specifically invited to attend our next walkabout once the date has been set. Greenscapes notifies us of the exact dates and times for walkabouts.

A landscaping request for removal of the diseased palm tree at 25424 has been approved by the committee and forwarded to the Board, noting that verbal approval has been received from the DRC to remove the palm before the confirmation letter from the DRC.

Aharon has sent a letter to homeowners confirming October 28th for mulching and explaining options for handling mulch buildup. The committee confirmed the choice of mulch for this year based on a unanimous committee recommendation to the Board. The committee recommends that the Board consider appointing an ad hoc mulch committee if there are concerns about the mulch choice or service which suggest changes might be wanted for next year.

Kelley Kissiah, Recorder

## LANDSCAPE SUMMER SUMMARY

1. Most **summer work** has been accomplished with continued monthly walk-throughs, consistent monitoring and communication with Aharon and Greenscapes on needs identified ( many thanks to Swann and Creighton for this )
2. **hard pruning** has improved the overall health and appearance of bushes and shrubs, although it has also exposed dead wood and older dying shrubs which need to be removed and replaced ( this is a homeowners responsibility ). We won't need to hard prune again this year.
3. **Regular pruning** will continue with different shrubs being done at different times according to their bloom and growth cycles. One goal is to achieve a natural, softer look throughout the community. Vegetation, mainly philodendron, will continue to be monitored and trimmed off of and away from buildings.
3. **Weeds** in the lawn areas were taken care of. Weeds in the beds and the driveways were a problem over the summer which now seems to have been taken care of. Our turf is full of crab grass, sedge and carpet grass which has been green during the summer and will gradually turn brown this fall. We can't use weed killer until November when the temperature drops. The resolution to this problem is to kill the weeds, monitor grass takeover and sod the larger affected areas where needed.
4. Three **trees were cut down** after being advised to do so by our lawyer. These trees had been inappropriately trimmed in the past so that they were top heavy and one sided, thus creating a safety hazard to the community.
5. **Irrigation issues** continue to require attention. Our system is about 20 years old and had not been consistently monitored and repaired in past years. Greenscapes now does an inspection once a month and has followed through on homeowner's maintenance requests made through Aahron. There has been a 100% improvement in areas where irrigation has been repaired ( completed according to the irrigation audit priority list approved by the board ). Pinhead snails leave their shells ( which look like and often are mistaken for sand ) continuously clogging the system to create an ongoing maintenance challenge for everyone. Greenscapes has continuously changed out old heads for new which has reduced the problem to some extent. We will need to look at better filters and a more effective flushing system to meet this challenge.
6. The **front area** plantings have not filled in as expected. Red and green coleus will be planted to fill in the bare areas.
7. The **next pest application** service is scheduled for the week of October 26th.  
The **next fertilizer application** is scheduled for the week of November 9th.