

**BAYCREST AT PELICAN LANDING HOMEOWNERS  
ASSOCIATION, INC.  
BOARD MEETING MINUTES HELD ON NOVEMBER 19, 2014  
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Don Coulson, Marilyn Hara, JC Linegar, Mary Ann Federman, Swann Fredrickson, Toni Paoello, and Ralph Scarce

ACSMC Committee: Janet Lieb, Peaches Scarce, Creighton Phillips

Representing Gulf Breeze Management Services LLC: Aharon Weidner

JC Linegar called the meeting to order at 7:00 P.M. and quorum was established. The notice was posted timely.

On motion by Marilyn Hara, seconded by Ralph Scarce, and carried unanimously to approve the October 22, 2014 board meeting minutes.

JC Linegar noted that the Board had obtained information from the manufacturer of the spa surge tank, Com-Pac Filtration, Inc., which led to a decision to refurbish the tank for a cost of \$1,343.95 rather than replace the tank as had been approved at the October Board meeting.

**Property Manager Report**

- 1) Landscaping
  - a) Greenscapes has completed the landscaping audit and will be contacting owners with their recommendations.
  - b) The irrigation audit is still in process and is expected to be complete before the end of the year. A large number of irrigation problems have been reported and repaired.
  - c) Weeds continue to be an issue however the condition of the driveways and plant beds has improved dramatically but will require continued treatment and monitoring.
- 2) Reserve Study
  - a) The Reserve Study has been ordered. The initial meeting with the advisors will take place on January 14, 2015. Jan Sagett has volunteered to act as liaison in meeting with the advisors.
- 3) 2015 Budget
  - a) A draft 2015 Budget is included in the Board package. The proposed budget keeps fees the same.

**Committee Reports**

**Roof Committee**

Stephanie Coburn presented a detailed report on the committee's findings. The entire report is attached to these minutes. She outlined the main points of the report which were as follows:

- 1) The Documents do not give the Board the power to force owners to replace a roof at any specific time.
- 2) The roofs are constructed in a manner which will require that all roof-mates must replace their portion of the roof at the same time.

- 3) The roofs are generally in good condition for their age and should be expected to last at least five more years however none of the roofers contacted had been willing to give an estimated remaining life on the roofs.
- 4) The committee would be willing to look into pricing and design specifications if the Board desired for them to pursue obtaining more information.

President Linegar thanked the committee for their work and the report. Swann Fredrickson asked that the committee obtain estimated pricing for replacement roofs. JC Linegar asked if any members of the Board would volunteer to work with to committee to obtain estimated costs. Marilyn Hara, Toni Paoello, and Ralph Searce volunteered to work with the committee. There was discussion about asking Reserve Advisors to look at the roofs when they start their study in January, 2015 and Jan Sagett will look into that.

### **Finance Committee**

Don Coulson reported on the October financials. Mr. Coulson reported that overall expenses are down for the year and that the Association anticipated ending the year with a significant surplus.

#### **2015 Budget**

Don Coulson thanked Jan Sagett, Ralph Searce, Swann Fredrickson, and Aharon Weidner for assisting in the preparation of the 2015 budget. Mr. Coulson added that the philosophy for the 2015 budget was different than in past years. The major change was to project more realistic expenses and to preserve surplus in order to maintain fees at historic levels. While the 2015 budget proposes the same assessments as in prior years there were several areas in which the budgeted amounts changed. Some of the significant changes were in the landscape maintenance contract, the amount budgeted for irrigation water, irrigation repairs, plants, shrubs, and sod, as well as a small increase in management fees and a significant decrease in pressure washing expense. There were a few changes to the reserve schedule. The amount of surplus being utilized to fund 2015 operations was significantly reduced in order to allow the Board flexibility to utilize the surplus funds to deal with two major unknowns; the pending outcome of a reserve study and the outcome of an irrigation audit.

### **Social Committee**

Stephanie Coburn reported that over 50 residents attended the back to season party. She added that the next event will occur following the Annual Meeting.

### **Pool Committee**

Creighton Phillips reported that a motor for a pump had gone bad and had been replaced. The spa surge tank was to be repaired soon. The furniture and floors had recently been cleaned and seem to be in pretty good shape however he noted that residents should make sure to use a towel on the chairs when wearing suntan lotion due to the stains such lotions can leave on the strapping. The lanai floor may need to be painted sometime soon. Mr. Phillips added that he was working with Aharon Weidner to get a price to replace the shower post which is beginning to rot away at the base.

### **Lease & Sales Review Board**

#### Leases Approved

25430 Galashields – Modified lease starting on 1/7/15 from a 90 day to a 60 day lease.

25284 Galashields – From 1/1/15 through 4/30/15

#### Sales Approved

25302 Galashields

25230 Galashields

### **ACSMC**

Peaches Scarce reported on a recent walk through of the community held with Greenscapes. Mrs. Scarce noted that the walk had taken 3 hours and had been very thorough. A number of issues were noted on the walk through and a very detailed report from Greenscapes had been provided.

One issue that the committee noted was that Greenscapes was supposed to cut its level of service to bi-weekly visits for the slow growth season of December through April. But with the amount of care that the committee and Greenscapes believes is needed to bring the property back up to an acceptable standard it may be unrealistic to have them on site every other week during those winter months. The committee recommended that the Board consider having more visits.

Swann Fredrickson noted that Greenscapes had offered to contract for any number of weeks for mowing/service between 42 and 52, and the Board opted to contract for 42 mowings with the option to schedule additional weeks for mowing, cleanup or weed control at a rate of \$600/wkly visit. Even if all 10 “off” weeks were added to the schedule, the annual cost would still be about \$20,000 per year less than Moore’s prior contract.

Janet Lieb noted that Greenscapes had not provided estimated completion dates on the report which had been requested.

The Board discussed the committee’s recommendation to have Greenscapes visit the property weekly instead of bi-weekly from December through February. JC Linegar noted that he believed that it was too early to judge the performance of the landscaper and that he didn’t think that the extra visits were warranted at this time.

*On a motion by Ralph Scarce, seconded by Swann Fredrickson, and carried by a vote of six (6) to one (1), with JC Linegar opposed, the Board approved adding six extra visits from December through February at a cost of \$3,600 primarily to clean up debris and perform weed control.*

### **UOC Report**

Bill Douglas reported that the UOC had continued to discuss the issue of the number of guests that a resident is allowed to bring to the beach. The new pickleball courts had been installed and have been heavily utilized. The UOC was continuing to work on getting food and beverage service on the beach and was close to finalizing the plans. The community had raised over \$298,000 for United Way and had set a new annual target of \$250,000. WCI and the UC were beginning the process of turn-over of the community from the developer to the residents. There had been some controversy at the UOC over the secrecy surrounding the process and whether WCI had reached sufficient sales to mandate turn-over.

### **Other**

#### **Rain Sensor and Master Valve**

JC Linegar reported that a proposal for a rain sensor and a master valve had been received which would allow the entire irrigation system to be turned off from one central location. *On a motion by Swann Fredrickson, seconded by May Ann Federman, and carried unanimously the Board tabled a decision on the rain sensor until the irrigation audit had been completed.*

JC Linegar noted that in the past the Board had given bonuses to the landscaping crew members but didn't believe that the new crew had been on-site long enough to earn any bonuses. The Board agreed by consensus that the crew members should not be given bonuses.

Toni Paolello asked to be included on any decisions on pool furniture strap replacements in order to coordinate colors with the new umbrellas.

Toni Paolello asked the Board to consider constructing a ramp to replace the step at the pool entrance. Aharon Weidner agreed to pursue obtaining estimates to construct such a ramp.

Don Coulson reported that he was disappointed with the response from Greenscapes on a few recent maintenance issues. Mr. Coulson reported that a broken irrigation head was reported to Gulf Breeze Management and immediately reported to Greenscapes which took four days to repair. He also reported on an instance in which a repair to a single irrigation zone took over two weeks to repair after receiving approval to perform the repair. Mr. Coulson asked for a written explanation from Greenscapes regarding their response times to maintenance items.

### **Next Meeting**

The next meeting December 9, 2014 at 7:00 P.M. at the PLCA.

With no further business, the meeting was adjourned at 8:46 P.M.

---

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