

**BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING/2023 BUDGET WORKSHOP MINUTES HELD ON OCTOBER 26, 2022**

Directors Present: Directors Present: Lynda Moryl, Pat Emerson, Toni Paoello, Laurie Rubio, Amy Spiegel, Miki Knoche, and Jennifer Seefeld

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

Meeting was called to order at 10:00AM and quorum was established.

**APPROVAL OF MINUTES**

Lynda Moryl made the motion to approve the Board of Director meeting minutes as written from May 25, 2022 with one correction from Pat Emerson. Pat Emerson seconded the motion. All were in favor and the motion passed as written.

**COMMITTEE REPORTS**

Finance

Financial Report

Period Ending: 9/30/22

**Balance Sheet:**

Operating General Funds: \$111.5K

Replacement Reserve Funds: \$108.7K

AR: \$0

Total Assets: \$220.2K

Accounts Payable: \$9.9K

Unearned Income: \$30.3K

Total Liabilities: \$40.2K

Total Replacement Reserves: \$100.5K

Total Capital Improvements Reserves: \$12.7K

Operating Fund Reserves: \$66.8K

Total Equity: \$180.0K

Total Liabilities and Equity: \$220.2K

**Replacement Reserve Disbursement Summary:**

Total 2022 YTD disbursements from Replacement Reserves (AC# 5190):

Irrigation Project: \$38.8K

Pool/Spa Mechanicals (Infinite Aqua): \$13.6K

Pool/Spa Resurface & Tiles (Colonial Pool & Spa): \$20.5K

Total: \$72.9K

Note: The final payment for the irrigation controller system was made in August 2022.

For information only:

Irrigation Project: \$58.2K (2021)

Pool Mechanicals (Engineer study): \$4.5K (2021)

**Income Statement:**

Revenues: \$44.3K

(HOA dues, late charges, interest, and app fees. In September, included \$19.6K Roof Cleaning Assessment.)

Total Expenses: \$41.5K

Income/(Loss): \$2.8K

YTD Income/(Loss): \$5.4K

Lessee Security Deposit (AC# 3129) balance at 9/30/22 is \$7,500. An update of the account is pending from Gulf Breeze. Last request made on 9/19/22.

**New Business**

**Board Member Resignation**

Laurie Rubio resigned her position in September. The board gives a HUGE thank you to Laurie for all her hard work over the summer over seeing the pool renovation and keeping everyone up to date.

**MOTION:** Lynda Moryl made a motion to accept the resignation of Laurie Rubio. Amy Spiegel seconded the motion. All were in favor and the motion passed.

**Appointment of New Board Member**

Three residents put their name in to be considered for the opening: Marian Coulson, Kathleen Karpovich and Dave Robb. Names were typed on paper and giving to each of the 6 remaining board members, who voted and then turned the into the Property Manager (folded). Dave Robb was given the most votes.

**MOTION:** Pat Emerson made a motion to appoint Dave Robb to the position of Vice President. Dave Robb will finish out the term of Laurie Rubio which ends in 2025. Lynda Moryl seconded the motion. Five were in favor and one opposed.

**AED**

**MOTION:** Amy Spiegel made a motion to purchase an AED with adult paddles (you can use on a child) to be installed at the pool area in an amount of no greater than \$2500. Miki Knoche seconded the motion. All were in favor and motion passed.

**2023 Budget**

Pat Emerson gave a detailed report of the 2023 budget and the reason(s) for the increase. Operating budget will increase by 18% due to inflation; reserve budget was increased by 35%. 2022 Quarterly dues \$825. 2023 Quarterly dues \$1000.

**MOTION:** Toni Paoello made a motion to approve the proposed 2023 budget with an increase from \$825 to \$1000. Ayu Spiegel seconded the motion. All were in favor and 2023 proposed budget was passed and will be mailed to all owners for the November 30, 2022 Budget Adoption Meeting.

**Advisory Groups**

**Social Committee**

No Report Given

**Pool Committee**

**Pool Opening**

The pool finally opened on October 21. Hurricane Ian was the major cause of the delay because the Lee County Department of Health, both the Environmental Engineering Division and the Health and Safety Division, were essentially out of business until about five days before we were able to resolve the last of the citation issues from both departments. The final issue was hurricane damaged equipment enclosure gates, which could not be sufficiently secured. We offered a temporary fix, bicycle cable locks, which the Division of Environmental Engineering found acceptable until we repair the gates.

The two new MR3 chemical control units (one each for the pool and spa) still require some periodic fine tuning before they are sufficiently accurate in the way they feed chlorine and muriatic acid on-demand to the pool and spa.

Pool Doctor is no longer our daily pool maintenance provider. Colonial Pool and Spa, the contractor that resurfaced the interior of the pool, will take over that job.

Finally, we have arranged preventative maintenance programs for our pool heaters and our MR3 chemical controllers. Long term, these programs will extend the life of the equipment and reduce our operating costs.

**A Few Things Left to Do**

We have not yet replaced the deck coping around the pool's circumference. It will take two to three days to remove the old coping and install the new. The contractor, Colonial Pool and Spa, has asked for a two-to-three-week delay before they can schedule the project so that they can attend to their Hurricane Ian work backlog. Colonial anticipates that they can complete the work over a weekend. We will attempt to minimize the inconvenience to residents when scheduling the work.

We have ordered the parts to repair the pool gates and believe that can be completed in one-to-two weeks. We have contracted with Infinite Aqua, our equipment installer, to install a weed barrier covered by stone to the entire surface of the pool equipment area.

We will be reconfiguring the chemical storage vats (barrels) to eliminate some small redundant vats and to make the area more aesthetically pleasing.

**Long Term Considerations**

We will be considering two projects for the future, both of which require some research and cost-benefit analysis:

- Converting to Saline Chlorination (Saltwater Pool). Converting to saline chlorination is way to reduce chemical expense and to make the swimming experience more enjoyable by softening the water, eliminating the chlorine smell, and eliminating itchy skin, damaged hair, and faded and deteriorated swimwear associated with traditional chlorine fed pools.
- Implementing a 24/7 remote electronic monitoring and recording of the chemical content and balance of our pool water by CES, our pool equipment provider. Doing so, may be a way to eliminate three to four

daily visits by Colonial Pool and Spa for the sole purpose of taking chemical readings. The state requires that commercial pool owners physically test the chemical content of their water seven days per week and manually record those readings during each visit. Because our new MR3 Controllers can take and record chemical content in the water every few minutes 24/7 and transmit that data to remote locations via Wi-Fi, CES has been given permission by the state to use their technology as a substitute for all but two days of their seven-day requirement.

#### Landscaping/Irrigation

Hurricane Ian dominated October landscaping resources:

- Greenscapes did a good job in removing massive amounts of leaves and branches in mid-October. Cleanup was also done by residents themselves or by outside firms hired by several residents.
- Peaches secured the services of Johnson Tree to remove hanging and damaged hardwood tree branches.
- Greenscapes raked and cleared the garden beds in preparation for mulch application (now moved to November 14).
- Greenscapes also found and repaired a damaged two-wire extension that connected all the water zones in the island.
- All zones are now operational.
- Several regularly scheduled activities will be re-scheduled:
  - IPM (Integrated Pest Management) and cinch bug monitoring: end of October.
  - Turf and plant fertilizer applications: 1<sup>st</sup> week of November.
  - Next pruning service: last week of November
- Mulch application scheduled for November 14. (Greenscapes will coordinate landscaping activities in accordance with this schedule)

#### Lease & Sales Review

Pending sale of 25340 Galashields Circle.

#### ACMSC

No report given.

#### Welcome Committee

No report given.

#### Website/Newsletter Committee

The Newsletter Committee is looking to have a consistent newsletter for 2022/2023 starting in November and then once per month. The newsletter will be once per month **during season**. Our goal is to have open communication from the Board to our residents to bring a strong sense of community to Bay Crest.

In addition, we will be addressing the new website for our community when we get the budget finalized. The new website will provide a much-needed avenue for communication that is consistent and meaningful. We would like to have the new website up and running by January.

#### Pool Surround Committee

Pool looks beautiful. Pots will be moved once pavers are pressure washed.

**PLCA Board Liaison Update**

Update was given

**OLD BUSINESS**

No business to discuss.

**OPEN DISCUSSION**

No discussion.

**Next Meeting**

2023 Budget Adoption/Board of Directors Meeting – Wednesday, November 30, 2022, 10:00 PLCA Community Center and online with GoTo Meetings

Future Board Meetings – Fourth Wednesday, 10am at the PLCA Community Center and GoTo Meetings.

With no further business, the meeting was adjourned at 11:40 AM with a motion by Miki Knoche and seconded by Jennifer Seefeld. Meeting was adjourned.

Respectfully submitted by

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