

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON DECEMBER 9, 2014
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

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

Directors Absent: Toni Paoello (Mrs. Paoello attempted to attend via conference call however the telephone system was not functioning properly)

ACSMC Committee: Creighton Phillips and Peaches Searce

Representing Gulf Breeze Management Services LLC: Aharon Weidner

JC Linegar called the meeting to order at 7:07 P.M. and quorum was established. The notice was posted timely.

On motion by Marilyn Hara, seconded by Ralph Searce, and carried unanimously to approve the November 19, 2014 board meeting minutes.

Property Manager Report

Aharon Weidner reported that the proposed budget had been mailed to all owners and that he would be attending a landscape walk the following morning.

Greenscapes

Dusty Fontain and James Fogle from Greenscapes were in attendance at the meeting in order to help answer any questions from the Board or Residents regarding landscaping and irrigation. Most of the discussion focused on procedural issues such as setting priorities on various irrigation problems and landscaping maintenance issues. When an owner reports an irrigation problem, a determination is made as to whether the repair can wait until the next scheduled service in order to avoid a separate charge. Otherwise, a repair will be made within 24 or 48 hours depending on the nature of the problem. Several members of the Board asked questions or suggested problem areas for Greenscapes to review at their next walk through.

Committee Reports

Roof Committee

Marilyn Hara reported that the Association should consider further legal review of the documents, solicit input from Pelican Landing on any roof replacement requirements, and determine an approximate replacement cost expressed in current dollars. Mrs. Hara also noted that Reserve Advisors could include a study on the roofs for an additional cost of \$950 above the amount approved for the reserve study which had been previously approved. In order for Reserve Advisors to provide the most accurate replacement cost and remaining life of the roofs it would be useful to have information on roof repairs which have been performed. Swann Fredrickson will email owners to solicit that information.

On a motion by Marilyn Hara, seconded by Swann Fredrickson, and carried unanimously the Board approved the expenditure of \$950 in order to have Reserve Advisors include a study of the homes roofs in the reserve study they have been contracted to perform.

Finance Committee 2015 Budget

Don Coulson emphasized several points made at the November meeting. 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 the reserve study which will be in January and the outcome of the irrigation audit being performed by Greenscapes.

On a motion by Don Coulson, seconded by Ralph Searce, and carried unanimously the Board approved the 2015 budget with a quarterly fee of \$610 per home.

It was also brought to the Board's attention that Gulf Breeze Management used to send letters pursuant to the Baycrest documents asking homeowners to provide proof of insurance. Compliance was not very good and dropping the requirement was discussed. However since the Baycrest documents require it, the Board agreed that Gulf Breeze should send the request with the annual meeting notice.

Social Committee

Stephanie Coburn reported that the next social event would occur immediately following the annual meeting which is scheduled for February 12, 2015 at 5:00 PM. This is a date change from the previously set date of February 18th.

Pool Committee

Creighton Phillips thanked John Oblak for donating a new TV for the exercise room. Mr. Phillips reported that the planned spa surge tank repair had been delayed due rain and other scheduling issues. The repair was expected to be completed later in the week. Mr. Phillips also reported on his investigation into eliminating the step going into the pool area. One proposal was solicited which proposed installing a ramp out into the pool deck using pavers and a handrail with an estimated cost of \$1460. The Board discussed various options including making the ramp start close to the bathroom entrance and ending where the current step is rather than having the ramp extended into the pool deck. Swann Fredrickson suggested involving an architect to develop plans for a ramp. Ralph Searce agreed with the concept of utilizing an architect.

Lease & Sales Review Board

No lease or sales were approved since the November board meeting.

ACSMC

No ARC requests had been submitted or approved since the November Meeting. With the landscape walk being scheduled for the following morning there was no report on landscaping.

UOC Report

Bill Douglas reported that the UOC had settled the issue of the number of guests that a resident is allowed to bring to the beach and reported that the exact number was reported in the most recent newsletter. A recent study of the amenities showed that all of the amenities were being heavily utilized. The UOC was continuing to work on getting food and beverage service on the beach and was close to finalizing the plans. 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 over the secrecy surrounding the turn-over and if WCI had reached mandatory turn-over. The UOC had voted to send a letter to WCI asking for open discussions with the UOC.

Next Meeting

The next meeting is scheduled for January 21, 2014 at 7:00 P.M. at the PLCA.

With no further business, the meeting was adjourned at 8:45 P.M.

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