

**BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON SEPTEMBER 23, 2020
VIA CONFERENCE CALL**

Directors Present: Miki Knoche, Lynda Moryl, Toni Paoello, Anthony Palmerio, Creighton Phillips, and David Robb

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

Creighton Phillips called the meeting to order at 10:14 AM and quorum was established.

APPROVAL OF MINUTES

On a motion by David Robb and carried unanimously the Board approved the April 14, 2020 Board of Directors meeting minutes as presented.

PROPERTY MANAGER REPORT

Cathy Avenatti reported on recent activity at Baycrest that was also submitted in a written report.

Finance

The association is over budget \$4100 due to the clubhouse clean up. A draft of the 2021 budget has a \$25/quarter increase which is a \$10,000 increase.

Social Committee

Nothing to report at this time.

Pool Committee

- Toni Paoello reported that the new variable speed pump has been installed.
- There are 2 new clocks at the pool (one at the pool and the other in the community room).
- Toni is also looking into changed the gym lock to either a punch key or swipe card. The door is a German made door and it has been difficult to find a new lock to fit. Creighton verified with vendor that \$992 is for "two" key punch locks (gym door and social room door).
- Power washing was done at the entrance of the clubhouse.
- Flowers will soon be planted.
- Dave Robb reported that the mechanical system is old and outdated. This needs to be upgraded and possible converted to saltwater system at the same time

Lease and Sales Review Board

Bob Paoello reported that there were six rental applications. There were no sales.

ACMSC

No report was given.

Welcome Committee

No report was given.

PLCA Board Liaison

Update was given on the PLCA gates that are under construction.

OLD BUSINESS

Soil Samples/Sod

The southwest side of Galashields is in bad shape. The turf never came back. After soil samples were taken, the results came back that the property is low in potassium and high in calcium. Potassium gives the turf root strength and the calcium makes the soil dense. Should potassium be put down on good turf now and then put it down when the new turf laid?

Creighton Phillips mentioned that the turf has not been properly taken care nor has Greenscapes been proactive in helping to remedy the weed situation. A proposal from Greenscapes to replace the bad turf is approximately \$18,900. Raking up the dead weeds is approximately \$3,300.

All board members felt that Greenscapes is at fault for the bad turf and should be held responsible for replacement. They also believe that Greenscapes needs to be more proactive and the association relies on them to let them know if there is an issue.

A meeting with Linda Ray (Greenscapes) to discuss the new turf, being more proactive with their response and managing the property. Baycrest will give them 6 months for improvement.

Greenscapes is also being considered for the single controller irrigation upgrade, but no award will be given until Greenscapes can demonstrate improvement. Lack of attention is what created this problem.

NEW IRRIGATION SYSTEM UPDATE

Kevin Hara gave a review on what the committee had worked on with regards to a new irrigation system. After much analysis by the committee, they recommended that Greenscapes proposal for the Hunter System, 205 zones, 22 grounding rods, cell phone control, and flow meter at a cost of \$96,970 be considered by the board. This irrigation would be put installed mid-2021.

Anthony Palmerio made a motion to table this discussion until after the first of year as which time the 2021 Reserve Study will be completed and presented at the January board meeting. Lynda Moryl seconded the motion. All were in favor and the motion passed.

Kevin Hara also presented recommendations/solutions to pay for the system:

1. Move painting project to 2028
2. Installing in 2021 required road resurfacing and curb repair to 2022
3. Install system in 2021 instead of 2032/2034 as Reserve Study estimated. This could be paid for by assessments, quarterly dues increase, borrowing, line credit.

Kevin also stated that Baycrest could only move forward with Greenscapes being awarded the irrigation installation if Greenscapes landscaping came forward with a proactive plan. A motion was made to approve the 2021 Greenscapes proposal if Greenscapes shows improvement over the next 6 months and the Reserve Study agrees with moving forward with the irrigation. Miki Knoche seconded the motion. All were in favor and the motion passed.

NEW BUSINESS

Jim Dziesupek - Irrigation

Lengthy discussion with Mr. Dziesupek regarding his irrigation violation, which he felt was not fair. Creighton agreed to rescind the violation, but put a stipulation that Mr. Dziesupek will be watched and if he touches the irrigation clock and the irrigation is on outside of his assigned date/time, a lock box will be put on it clock.

OPEN DISCUSSION

Lynda Moryl wanted the board to re access how violations are handled.

Next Meeting – Budget Workshop

October 21, 2020 at 10:00 AM – via conference call.

With no further business, and on a motion by, seconded by Miki Knoche, and carried unanimously the meeting was adjourned at 12:06pm.

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