

BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON MARCH 29, 2022
At Baycrest Pool House

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 January 26, 2022, February 23, 2022, and February 28, 2022. Laurie Rubio seconded the motion. All were in favor and the motion passed.

COMMITTEE REPORTS

Financial Report - Period Ending: 1/31/22

Balance Sheet:

Operating General Funds: \$127.5K
Replacement Reserve Funds: \$138.1K
AR: \$2.4K
Total Assets: \$268.0K

Accounts Payable: \$26.3K
Unearned Income: \$59.3K
Total Liabilities: \$85.6K

Total Replacement Reserves: \$126.1K
Total Capital Improvements Reserves: \$9.4K
Operating Fund Reserves: \$46.9K
Total Equity: \$182.4K

Total Liabilities and Equity: \$268.0K

Replacement Reserve Disbursement Summary:

Total 2022 YTD disbursements from Replacement Reserves (AC# 5190):
Irrigation Project: \$4.8K (2022)
Pool Mechanicals: \$13.6K (2022)
Total: \$18.4K

For information only:
Irrigation Project: \$58.2K (2021)
Pool Mechanicals: \$4.5K (2021)

Income Statement:

Revenues: \$25.1K
(HOA dues, late charges, interest, and app fee)

Total Expenses: \$39.5K
Income/(Loss): (\$14.4K)
YTD Income/(Loss): (\$14.4K)

Baycrest budgets breakeven results for the calendar year. Baycrest funds the reserve account for \$14.4K in the first month of each quarter. The loss in January was due to funding the reserve account.

Financial Report - Period Ending: 2/28/22

Balance Sheet:

Operating General Funds: \$104.8K
Replacement Reserve Funds: \$121.3K
AR: \$0
Total Assets: \$226.1K

Accounts Payable: \$7.1K
Unearned Income: \$34.0K
Total Liabilities: \$41.1K

Total Replacement Reserves: \$121.3K
Total Capital Improvements Reserves: \$10.2K
Operating Fund Reserves: \$53.5 K
Total Equity: \$185.0K

Total Liabilities and Equity: \$226.1K

Replacement Reserve Disbursement Summary:

Total 2022 YTD disbursements from Replacement Reserves (AC# 5190):
Irrigation Project: \$9.6K (2022)
Pool Mechanicals: \$13.6K (2022)
Total: \$18.4K

For information only:

Irrigation Project: \$58.2K (2021)
Pool Mechanicals: \$4.5K (2021)

Income Statement:

Revenues: \$24.8K
(HOA dues, late charges, interest, and app fee)

Total Expenses: \$18.2K
Income/(Loss): \$6.6K
YTD Income/(Loss): (\$7.8K)

Social Committee

Social Committee Meeting Notes - Date: March 1, 2022

Attendees:

Pat Emerson	Terry Bolton
Kris Shambeau	Kathy Durney
Amy Spiegel	Dorie Everin

Member Update:

Barb Taefi has resigned from the committee to join her social committee at The Sanctuary. Big thanks to Barb for all she has done for the Baycrest social committee over the years.

Terry Bolton has agreed to join our committee. Welcome and Thanks Terry!

Pat Emerson will be stepping down as co-chair of the committee after this season. We need another volunteer to be a co-chair with Dorie. Pat will continue to be a member of the committee.

We need a few more members to help plan Baycrest social events and join the committee. The social committee members were asked to extend personal invites to their neighbors/friends to join the committee.

Treasurer's Report:

Dorie will provide a treasury update at the next meeting. She has accounted for the dinner and raffle safes and is paying those who incurred expenses for the annual dinner.

Owl Raffle Ticket Sales:

The raffle was a huge success with special thanks to Kris Shambeau for all her efforts both prior to and during the dinner. Joan Geerlings was thrilled with the success. The winner was Maryann Miller. Congratulations!

Annual Board meeting and dinner

The dinner was a success with both attendance and the delicious food enjoyed by all. Special thanks to EVERYONE who made it a success. It was Teamwork at its best!

Thirsty Thursday Trivia was on Thursday, March 24, 2022, at 5:00 p.m. at the pool. It was a BYOB and an appetizer to share event. The cost was \$2.00 a person and the proceeds will be shared with the winning person or team and the Social Committee (50/50). Dorie and Terry were chairs for this event and fun was had by all who attended. Bert Emerson was the winner and donated his winnings to the Social Committee for future events.

Upcoming Events:

Farewell Party on April 13 at the pool. RSVP will be requested by 4/6/22. It will be happy hour with BYOB and appetizer. The social committee will provide the ice cream and toppings.

Next Meeting: Tuesday, April 6, 2022, at 10:30 a.m. at the pool house.

Pool Committee

In the final stages of getting started. There are supply chain issues regarding the walls and coping which are backordered until Mid-May. Looking to at a projected start date in June.

Dave was to check if the pool lights were LED.

MOTION: Pat Emerson made a motion to approve the tile and coping replacement proposal (for both the pool and spa) for a total of \$7385. Miki Knoche seconded the motion. All were favor and the motion passed.

Irrigation and Landscaping Update

- Grub treatment took place on March 25 to deter moles.
- Inspection by IPM (Integrated Pest Management) specialist found no evidence of cinch bug infestation.
- New sod was planted first two weeks of March – generally doing well with supplemental water plus hand watering with sprinklers.
- Greenscapes recommends continued hand watering due to 7+ week drought and CDD Phase 2 Pump Restrictions.
- Greenscapes will use Door Tags to inform homeowners that Service Request was either completed or will require follow-up call.
- Wet checks will take place Wednesday, April 6 and Wednesday, April 20.
- Homeowners can request watering times; if late at night or early in the morning, they can request an alert during the wet checks to view their sprinklers. Contact Kevin Hara (harakm@aol.com).
- Greenscapes has been asked to provide a chart of upcoming landscaping events.
- Bob Paoello will be helping Kevin Hara with the irrigation.

Lease & Sales Review

One sale – 25462 closed on March 4th. And 25460 has a pending sale. 25342 does not have current lease. Need renewal.

ACMSC

No report given.

Welcome Committee

The Welcome Committee held a Coffee and Pastry Welcome and Information Session for new residents on March 10th at the pool house. It was well attended by a dozen residents who had a chance to meet each other and both Lynda and Pat from the Board.

There was an overview presentation of material in the Welcome Package with a number of questions from the new owners. On the way out, all expressed appreciation for the presentation and noted that they picked up a lot of useful information.

Over the summer we will be updating the Welcome Package with the goal of getting the entire packet of information onto the website for Owners to use as a reference.

Website Committee

A Vision, Mission Statement and Values will be posted on website.

Hardscape Safety Committee

Purchasing and training of AED equipment was discussed.

PLCA Board Liaison Update

Update was given on PLCA information.

OLD BUSINESS

Roof Cleaning

Quotes have been received with various alternatives. Recommendation from one vendor is to do it in the fall after the rainy season when the ground is moist so that the chemical won't be absorbed in the ground. Baycrest to pay a portion of the cost to clean/treat the roofs. A proposed plan will be submitted at the next meeting.

Mulch

The first proposal submitted did not include the sides only fronts. An updated proposal has been submitted.

MOTION: Pat Emerson made a motion to approve the updated proposal in the amount of \$17062.58. Amy Spiegel seconded the motion. All were favor and the motion passed.

NEW BUSINESS

Property Appraisal

A copy of the property appraisal was submitted to the board and insurance agent.

OPEN DISCUSSION

Roof cleaning proposals are being obtained.

Lengthy discussion regarding the back yard issues with 25303, 25383, 25381, 25379. Meeting with Greenscapes is being set up.

Next Meeting

Board of Directors Meeting – Wednesday, April 27, 2022, 10:00 via webex.

Future Board Meetings – Fourth Wednesday, 10am via webex.

With no further business, the meeting was adjourned at 11:04 AM with a motion by Laurie Rubio. Meeting was adjourned.

Respectfully submitted by

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