

**BAYCREST AT PELICAN LANDING HOMEOWNERS  
ASSOCIATION, INC.  
BOARD MEETING MINUTES HELD ON JUNE 18, 2014  
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: JC Linegar, Mary Ann Federman, Swann Fredrickson

Directors Present via Conference Call: Don Coulson, Marilyn Hara, Ralph Scarce and Toni Paoello

ACSMC Committee: Janet Lieb, Creighton Phillips; Peaches Scarce (via conference call)

Representing Gulf Breeze Management Services LLC: Aharon Weidner

JC Linegar called the meeting to order at 7:03 P.M. and quorum was established. The notice was posted timely.

On motion by Swann Fredrickson, seconded by Mary Ann Federman, and carried unanimously to approve the April 16, 2014 board meeting minutes.

**Property Manager Report**

- 1) Moore Landscape meeting notes
  - a) There continue to be irrigation problems which have been compounded by the CDD restrictive schedule of pump operation.
  
- 2) Mulch proposals :
  - a) Express Mulch (blown in mulch) for Florimulch at \$14,980.00
  - b) Express Mulch (blown in mulch) for gold mulch at \$16,264.00
  - c) SE Spreading for Gold Mulch at \$16,279.40
  - d) SE Spreading for pinestraw at \$9,718.00
  - e) SE Spreading for melaluca at \$20,656.02

**Committee Reports**

**Roof Committee**

Stephanie Coburn reported that due to travel schedules, the committee had not yet met but would do so soon and have a report for the August board meeting.

**Finance**

Don Coulson reported that the Association was in good financial shape and is operating at a surplus for the year. The audit of the 2013 financials had been completed and the Association received an unqualified audit report.

**Social Report**

No committee report. J.C. Linegar asked if there was a party planned for the 4<sup>th</sup> of July and no one present was aware of plans so Sheila Phillips offered to organize a potluck at the pool for the 4<sup>th</sup>.

### **Pool Report**

Creighton Phillips reported that operations at the pool have been going well. He noted that on Memorial Day the pool maintenance company had not shown up nor had it given notice that it wouldn't be cleaning the pool on the holiday. The pool company reported back to him that an employee was involved in an accident and that in the future they would give notice if they were going to miss a day and they would make every effort to send a substitute. Creighton Phillips also reported that the spa was cold as of the day of this meeting and that a technician was scheduled for the following morning to diagnose and repair the problem.

### **Lease & Sales**

JC Linegar noted that they approved the following sales:

- 25304 and 25355

JC Linegar noted that they had approved the following leases:

- 25383 – January 2015 through April 2015
- 25250 – January 2015 through March 2015
- 25462 – A 60-day extension through July 2014
- 25452 – July 2014 through June 2015

### **ACSMC**

Janet Lieb noted they recommended approval of the following ARC modification requests:

- 25250 – Lanai extension
- 25350 -- Front Door
- 25290 – Lanai extension
- 25283 – Landscaping
- 25353 – Tile front entry and lanai
- 25390 – Tile front entry

Creighton Phillips reported on a meeting held with Tom Moore of Moore landscaping to try and work out some problems with performance. Key issues discussed were the quality of wet checks, the lack of maintenance on the irrigation filtration system, the responsibility for sod, the lack of consistent clear communication. A complete report is attached to these minutes. Mr. Phillips added that many of the problems discussed have been ongoing issues and the landscaper has been unresponsive or unable to solve the problems.

The Board discussed the performance of the landscaper and establishment of a committee to investigate the possibility of finding a replacement landscaping company including obtaining bids from well qualified landscapers with strong irrigation capabilities.

*On a motion by Toni Paoello, seconded by Mary Ann Federman, and carried unanimously the board approved the establishment of an Ad-Hoc committee to work with Gulf Breeze Management to investigate a new landscaper with Swann Fredrickson, Creighton Phillips, and Peaches Searce serving on the committee.*

Aharon Weidner reported on the pricing for various types of mulch. The Board of Directors discussed the various proposals and came to a consensus that brown mulch would be preferable to the gold pine mulch used last year and that they would prefer to have the mulch installed by hand rather than blown in.

*On a motion by JC Linegar, seconded by Swann Fredrickson, and carried unanimously the Board approved contracting with Southeastern Spreading to install brown pine mulch for a cost of \$16,279.40 subject to confirmation from Southeastern Spreading that the brown mulch consists of the same grade of material as the current gold mulch and that the cost would be the same.*

Swann Fredrickson reported that Go Green had done a superior job of trimming and thinning the hardwoods compared with the previous tree trimming contractor. Janet Lieb added that there were a few issues with the trimming that she would like to follow up with Randy from Go Green. Aharon Weidner agreed to set up a meeting with Go Green to discuss the follow up items (missed tree, additional touch up trimming, etc.). The palms will be trimmed in the fall.

#### **UOC Report**

Bill Douglas reported that the amenities were in good shape and that they had been approaching record usage levels. Mr. Douglas also noted that they were working on installing three pickle ball courts and that a committee had been established to work with the planned marina in Estero.

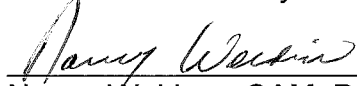
#### **Other**

JC Linegar reported that the "Emergency Preparation and Response Plan" for Baycrest had recently been emailed to residents and if anyone didn't receive a copy they should contact him in order to obtain one. That document is also on the bottom of the "Documents" page of the website.

#### **Next Meeting**

The next meeting August 20, 2014 at 7:00 P.M. at the PLCA.

With no further business, and on a motion by Toni Paoello, seconded by Ralph Scarce, and carried unanimously the meeting was adjourned at 8:31 P.M.



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Nancy Weidner, CAM, Property Manager  
Baycrest Homeowners' Assoc., Inc.