

BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON DECEMBER 16, 2020
VIA CONFERENCE CALL

Directors Present: Kevin Hara, Miki Knoche, Toni Paoello, Anthony Palmerio, Creighton Phillips, and David Robb

Director not attending: Lynda Moryl

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

Creighton Phillips called the meeting to order at 10:00 AM and quorum was established.

APPROVAL OF MINUTES

On a motion by Toni Paoello and carried unanimously the Board approved the November 18, 2020 Board of Directors meeting minutes with notated corrections.

PROPERTY MANAGER REPORT

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

COMMITTEE REPORTS

Finance

With no unforeseen issues, Baycrest will not be over budget at the end of 2020. Reserve Study was received late 12/15/2020. The top three items are Irrigation, Streets and Pool. Irrigation to be done in 2021, Streets in 2022 and the Pool 2023. At quick glance, the Reserve Study shows \$70,600/per year for Reserves. The association will be shy \$19,540. This would mean that the association would have to increase the quarterly dues by \$54 to make up the difference.

Social Committee

Per Pat Emerson's email:

The corona virus has made planning for social events a challenge. We drafted a tentative calendar last year before the pandemic; however, it will need to be continually reviewed and reconsidered in light of the COVID virus.

Events and Tentative Dates that were planned for the 2020-2021 year:

- July 4th Party: Not pursued further due to COVID.
- Summer Kentucky Derby Party: Cancelled due to neighbors not ready to socialize due to COVID
- Welcome Back Party: November 21, 2020: We had a successful walk around Welcome Back Party. We will consider a similar format for future Bay Crest social events.
- Annual Board Dinner Meeting: February 17, 2021 (Barb Taefi reserved this date with PLCC.) TBD based on COVID.
- Brunch: March 21, 2021: TBD based on COVID
- Farewell Party: TBD based on COVID
- Other Events: Other social events and new ideas are being considered in light of COVID.

The Social Committee will meet in the new year to discuss possible future events and will notify all residents.

Pool Committee

No update given other than the email that Mr. Robb sent out to the board earlier in the week:

FYI, the chlorine feeder (chlorinator) mentioned in Cathy Avenatti's management report has been replaced at a cost of \$629.69. Again, we are replacing old technology with old technology. This feeder sends chlorine to the pool at a fixed rate whether it is needed or not. New chemical control systems with computerized real-time chemical monitoring send only what is required to maintain perfect chemical levels and let us know when supplemental manual chemical feeding is required due to unusual circumstances.

We also had to repair the float valve that automatically adds pool water due to evaporation, backwash waste, over splash, etc. There was an invoice for that in Cathy's report.

If what Pool Doctor tells us is true, the Variable Frequency (speed) Pump we installed a couple of months ago is true, it should last around five years, a far cry from the experience we had replacing our fixed speed pump nearly every year.

Lease and Sales Review Board

Toni Paoello reported that there were two leases (25420 for 3 months and 25390 for 2 months).

ACMSC

No report was given

Welcome Committee

No report was given.

PLCA Board Liaison

Update was given on PLCA gates on completion dates and flag poles that will be installed.

New Counsel has been hired to looking in borrowing rights.

Landscape Committee requesting more money.

Task Force will be put together for future changes at PLCA

Owners want an external audit

Documents need to be updated

OLD BUSINESS

Sod/Irrigation

Per Kevin's report out and email:

After a number of meetings/emails with Linda Rae Nelson et al, we believe that Greenscapes has demonstrated sufficient improvement and commitment to improved landscaping/irrigation practices to proceed with two Bay Crest Board proposals. This was a condition placed on Greenscapes at the September 23 Board Meeting. A motion was made and approved "to approve the 2021 Greenscapes Single Controller proposal if Greenscapes shows improvement over the next 6 months and the Reserve Study agrees with moving forward with the irrigation proposal."

Here are the two proposals.

1. Implement two wire Single Controller installation after Board review of the updated Reserve study assures us that adequate reserves are in place. 10-week installation and check out would take place in the mid-February through April 2021 timeframe.
2. Plant new sod throughout Bay Crest in May 2021 so that we have the best possible water delivery system in place to help establish new lawns.

Salient points:

- A. Steps taken by Greenscapes to demonstrate their commitment to improved irrigation/landscaping practices and commitment.
 - Periodic application of AMP to strengthen Flora Tam roots systems after soil samples revealed low potassium levels.
 - Worked with CDD to confirm that incoming pipes are not undersized or blocked
 - Re-examined areas that need sod replacement and agreed to replace two areas at Greenscapes expense due to irrigation problems after new sod was planted.
 - Extended Baycrest a 20% Client discount on all other sod replacements
 - Committed to thorough crabgrass removal, soil preparation and removal of all debris afterwards
 - Will make sure that all sprinklers are correctly directed so that new sod receives adequate water
 - Flush out pipes to remove debris in the water lines.
- B. Charge homeowners on a Building basis wherever sod placement takes place on shared lawns. 50% each on the center strips between two properties. 50% each on shared lawns running across duplex buildings. 33% each on lawns running across triplex buildings. This shared lawn concept involves roughly 1/3 of the total sod proposals (77).
- C. The other 2/3 of the installs would be charged directly to the individual homeowner Phil Estes is revising the Sod Proposal to delineate between A and B. more clearly
- D. Lawns could be prepped for new sod in late April By that time, Greenscapes will have finished digging and installing the underwire controller wire and decoders and can repair any damaged lawns while simultaneously installing the new sod.

NEW BUSINESS

New Gym Bike

MOTION: Toni Paoello made the motion to purchase the new Proform bike at a cost of \$699 if it's a clean bike. Anthony Palermo seconded the motion. All were Favor. The motion passed.

OPEN DISCUSSION

No emails were sent for discussion

Next Meeting – January 20, 2021 at 10:00am via Webex.

With no further business, and on a motion by, seconded by Miki Knoche, and carried unanimously the meeting was adjourned at 10:55am.

DRAFT