

**BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON JUNE 30, 2021
VIA CONFERENCE CALL**

Directors Present: Kevin Hara, Miki Knoche, Lynda Moryl, Toni Paoello, Pat Emerson, and David Robb

Not attending: Anthony Palmerio

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

Kevin Hara called the meeting to order at 10:00AM and quorum was established.

APPROVAL OF MINUTES

On a motion by Miki Knoche and carried unanimously the Board approved the April 21, 2021, Board of Directors meeting minutes. Pat Emerson seconded the motion. All were in favor and the motion passed.

PROPERTY MANAGER REPORT

Cathy Avenatti submitted a report in the Board meeting packet.

COMMITTEE REPORTS

Finance

Balance Sheet:

Operating General Funds: \$103.5K

Replacement Reserve Funds: \$140K

AR: \$.9K

Total Assets: \$244.4K

Accounts Payable: \$14.3K

Unearned Income: \$35.8K

Total Liabilities: \$50.1K

Total Replacement Reserves: \$135.1K

Operating General Fund Reserves: \$59.2K

Total Reserve Equity: \$194.3K

Total Liabilities and Equity: \$244.4K

Total YTD disbursements from Replacement Reserves (AC# 5190):

Irrigation Project: \$29.1K

Pool house carpet: \$.9K

Interest adjustment: \$.8K

Pool Mechanical Updates: \$2.0K

Total: \$32.8K

(Note: Greenscape Irrigation invoice for \$4.8K dated 5/31/21 for month of June was included in May as an Accounts Payable and reduced the Replacement Reserves. Adjustment not pursued.)

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Income Statement:

Revenues: \$23.4

(HOA dues, late charges, interest, and app fee)

Total Expenses: \$14.5K

Income/(Loss): \$8.9K

YTD Income/(Loss): 1.5K

Social Committee

Social Event: Ice Cream and Cookie Social held on Sunday, April 18 at 3:00 p.m.

A success with over 50 homeowners in attendance.

Future Social Events:

Sunday, October 31, 2021 at 4:00 p.m.: Halloween potluck social with costume wearing an option.

Friday, January 14, 2022 at 4:00 p.m.: Chili Cook-off Contest

Wednesday, February 23, 2022: Annual board meeting and dinner

Social Room Update

Electrical work will be completed on Friday, July 2.

Painting is completed.

Carpeting will be completed the week of July 7th

Blinds will be installed.

Pool Committee

Project to replace purification equipment is ongoing. Contractor interviews will be late October/November.

New pool contractors will also be considered. Dave Robb is to write the RFP contingent upon the Engineering Report.

MOTION: Dave Robb made the motion to research options concerning pool temperature. IN FAVOR – Kevin Hara, Dave Robb, Pat Emerson, and Lynda Moryl. OPPOSED – Miki Knoche and Toni Paoello. Motion Passed.

OLD BUSINESS

Sod Replacement / Irrigation Update

Hotwire – About 8 fiber optic cables were cut when Greenscape began digging trenches to install the irrigation wires. Since Hotwire had not properly identified where their cables were buried, they had to come repair the breaks which they did quickly. More importantly, they checked and more accurately marked their fiber optic cables. As a result, we have had fewer breaks recently. If you are away, please have your Home Watch person check to make sure that you have internet service. If you do not, please call Hotwire at 1-800-355-5668 to have your internet/cable/phone line checked. Also please Kevin Hara (239-947-3465) and he will contact the Hotwire Construction Dept.

Greenscapes Single Controller - The Single controller installation should be completed and tested by mid-July. While installing the decoder, which relays the signal to each of the 200+ valves, Greenscapes had to replace several old valves. Irrigation water needs to be shut down while the repair is being done and for a while afterward to allow the valve to cure. Additional, temporary outages could occur if any more old, faulty valves need to be replaced.

After the decoder is installed, Greenscapes is testing the single controller program capability to run each of the 200+ water zones. The old irrigation boxes were removed wherever the new system is installed, and the new system will begin delivering irrigation water 3x per week. All other single controller program capabilities will be tested once the installation is complete. Six homeowners have asked to retain their controller box. If you would like to retain one as well, please let me so that, Greenscapes can give you one of the newer, better Rainbird controllers.

Sod replacement proposals – If you have not done so, please reply to the Greenscapes sod proposal you received. And contact your neighbor(s) if you received a shared front lot/shared cost proposal. Please recall that the Board asked Greenscapes to send out the proposals based on the current state of our lawns. Many have crabgrass patches that cannot be treated chemically. And our old Floratam grass simply does not have a strong enough root system to regain lost ground (forgive the pun).

We ask that you reply to Greenscapes within the next two weeks. Now is the best time to lock in at the best price and the best opportunity to upgrade your lawn with a new state-of-the-art watering system coupled with an irrigation inspection to confirm that our sprinklers are cleaned and properly positioned. Plus, several members of the Baycrest landscaping and irrigation committee will accompany Greenscapes on regular inspections during the few first critical weeks after the sod is installed.

After two weeks, prices can no longer be guaranteed and will likely go up. Greenscapes will not be sending out any more sod proposals so you will have to contact them if you want to replace your sod at any future point in time.

New sod installation scheduled for August 1st.

NEW BUSINESS

Calusa Hedge Height

Initial Draft:

Background: Linda Rae Nelson conducted a Landscaping review on June 9 to identify the annual summer pruning of shrubs and hedges in Baycrest per the Greenscapes Landscape Management contract. During that review, which was summarized and sent to all Baycrest residents, she stated that all hedges and shrubs will be trimmed to a natural, neat, and healthy appearance based on the plant palette's growth habit but **not to exceed 6 feet** due to worker safety and Workmen's Comp regulations.

So far, two residents have asked Greenscapes not to trim their hedges/shrubs (primarily Calusa) in which case it should become the homeowner's responsibility to maintain a natural, neat, and healthy appearance. Other residents may ask to be placed on the "Do Not Trim" list after they receive this Board approved motion.

MOTION: Kevin Hara made a motion that the Board will allow Baycrest homeowners to place their hedges/shrubs on a "Do Not Trim" list if they want to keep their hedges/shrubs higher than 6 feet if they accept

the responsibility to maintain a natural, neat and healthy appearance. Failure to do so will result in sending a warning to any homeowner in a violation. **If the violation is not resolved within 30 days, the Board is authorized to hire Greenscapes to cut back the plants to a natural, neat, and healthy appearance in accordance with the plant's palette's growth habit at the homeowner's expense. Association will pay and invoice the owner via their ledger with Gulf Breeze. Failure to pay the ledger amount will result in attorney action.**

Toni Paoello seconded the motion. All were in favor and the motion passed.

Next Meeting

Board Meeting September 22, 2021, at 10:00 am via Webex (combined Budget Workshop and Board Meeting).

With no further business, and on a motion by Miki Knoche, seconded by Toni Paoello, and carried unanimously the meeting was adjourned at 11:03AM.

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

APPROVED