

**MINUTES OF THE ANNUAL MEETING OF THE
BAYCREST HOMEOWNERS' ASSOCIATION, INC.
HELD ON FEBRUARY 15, 2016
AT THE PELICAN LANDING COMMUNITY CENTER**

Directors Present: Ralph Searce, Marilyn Hara, Don Coulson, Swann Fredrickson, Toni Paoello, Creighton Phillips and Thomas Shambeau

Directors Absent: None

Representing Gulf Breeze Management Services INC: Aharon Weidner

The meeting was called to order at 5:12 PM and quorum was established with forty (40) represented in person and seventeen (17) represented by proxy. Proof of notice was provided. The President directed the affidavit to be annexed to the Minutes of this Meeting and made a permanent part of the Association's official records.

Ralph Searce asked the Board Members to introduce themselves. All Board Members briefly introduced themselves. Additionally, several new homeowners introduced themselves.

Nominations for Director

Ralph Searce described the election process and asked for nominations for members of the Board of Directors. No nominations were made at the meeting.

The candidates for the three positions open were:

Marilyn Hara
John Knoche
Frederick (Rick) Nye

Reading and Disposal of Unapproved Meeting Minutes

On motion by Swann Fredrickson, seconded by Marilyn Hara and carried unanimously the membership approved the annual meeting minutes of February 12, 2015.

Officer and Committee Reports

Creighton Phillips reported as the chairman of the pool committee. He noted that the committee had replaced the shower post with an aluminum post, railings were installed at the step leading to the pool deck, green lattice was installed around the pool mechanical area, and the equipment was also painted green to make it less visible, the hot-tub surge tank was repaired, and the patio and entrance floors were painted. One area near the step is having some issues with peeling, however the contractor was planning to repaint the area in the next week or so. Overall Creighton thought the committee had improved the area.

Marilyn Hara thanked Board and committee members for their hard work and then reported on behalf of the "Landscape" Committee. She noted that the "Landscape" is actually the ACMSC (Architectural Control and Maintenance Standards Committee) and had more responsibility than just landscaping. She noted that the committee was comprised of Peaches Searce, Cheryl Nye, Kelly Kissiah and Bill Rees, alternate. During the last year, the Committee worked closely with residents and Greenscapes to continuously improve procedures and the appearance of the community. She noted that the committee held monthly walk-throughs of the community along with the property manager and client services manager from Greenscapes. The committee also coordinates with homeowners regarding landscaping changes. The committee recently organized an open walk-through and also held a well attended informational workshop presented by the president of Greenscapes. Marilyn noted the following important dates:

February 24 at 7PM – PLCA Board nominees
February 27, 2016 – 3-5PM - Bonita Springs City Council candidates
March 9 & 10 – Blood Drive
March 6 – 2-4PM – Tennis Center – New meeting room to be opened

Swann Fredrickson reported as the Secretary. She noted that Baycrest sends emails to owners from two different email addresses: Gulf Breeze sends out all official notices from the "Baycrest Homeowners Association, Inc.", and Swann sends informational emails and event invitations using her own email address. Swann thanked the Board for getting back to her with meeting minutes' corrections and Aharon Weidner and Gulf Breeze for being responsive to her requests. She thanked John Knoche for taking over the web site. She urged owners to utilize the community website www.baycrestonline.org and explained that it contains a meeting calendar, landscaping information, articles, information on social events, minutes and other Baycrest documents including landscape change request forms and instructions. Swann also thanked the social committee for all of their hard work organizing social events. She thanked Howard Geerlings for donating wood carvings to help support the social committee and announced that for the end of year party Creighton Phillips is donating a pastel art piece to help raise additional funds for the social committee. Swann reported that the Board had conducted their first survey of the community and reported on the results. 66 responses were received. A detailed summary of the responses is available on the website.

Don Coulson, Treasurer, reported that he was stepping down as a Board member and was looking forward to a new person taking on the role of treasurer. He thanked the Board, finance committee, Aharon and Nancy Weidner and their team at Gulf Breeze Management for all of their assistance with his duties over his years of service as Treasurer.

Don thanked the finance committee for their hard work on the 2016 budget. He noted that the Association ended the year with a surplus of \$13,833.88. He noted that 10 homes were sold in 2014 and 7 homes sold in 2015 which helped provide additional funds to the Association's account for capital projects.

On a motion by Don Coulson, seconded by Swann Fredrickson, and carried unanimously the membership approved complying with Revenue Ruling 70-604 to carry over any excess revenue, allowing the Baycrest Homeowners Association the choice of filing either tax form 1120 or 1120H for tax year 2015.

Toni Paoello reported that the social committee had worked very hard through the year. She noted that they had done an excellent job organizing social events. She also asked a question about mulch and Ralph Searce noted that mulch would be discussed in detail at an upcoming special meeting.

John Knoche asked residents to visit the web site and to provide comments on the site so that he can help make the website better. John noted that there will be a golf outing on April 2, 2016. The goal is to have 10 foursomes for the event. The cost will be \$65 each and will cover golf and dinner. Dinner only will cost \$25. There will be a 50-50 drawing and a putting contest. More information will be posted at the pool and on the web site.

Ralph Searce thanked the Board of Directors for their hard work over the year. He thanked Tom Shambeau for filling in on the Board over the past year. He thanked Don Coulson for service on the Board for the past 12 years.

Other Committee Reports

Roof

Ralph Searce reported on behalf of the roofing committee which consists of Don Hannigan, Stephanie Coburn, John Knoche, and Ralph Searce. He noted that Pelican Landing has been considering rules which could require all Baycrest roofs to be replaced at once and that Baycrest would be awaiting the outcome of those considerations.

Open Discussion

A resident asked about landscaping expenditures in 2015 versus 2014. Swann Fredrickson reported that in 2014 \$117,415 was spent versus \$106,677 in 2015. She also noted that landscaping now comprised a smaller percentage of the budget than in prior years which offsets increases in required reserve contributions.

Sheila Phillips asked for more volunteers for the social committee.

John Oblak noted that residents should clean up after themselves at the pool.

Election Results

The three persons elected to the board with terms expiring in 2019 are Marilyn Hara, John Knoche, and Rick Nye.

On a motion by Creighton Phillips, seconded by Tom Shambeau, and carried unanimously the meeting was adjourned at 6:13 P.M.

Aharon S. Weidner, CAM, Property Manager
Baycrest Homeowners' Assoc., Inc.