

**NOTICE OF MEETING OF THE  
BOARD OF DIRECTORS OF  
BAYCREST HOMEOWNERS  
ASSOCIATION, INC.**

**NOTICE IS HEREBY GIVEN** of a meeting of the Board of Directors of Baycrest Homeowners Association, Inc. to be held at the following date, time and place:

**Date: August 21, 2013**  
**Time: 7:00 P.M.**  
**Place: Pelican Landing Community Center**

**AGENDA**

- I. Call to order
- II. Proof of notice
- III. Establish quorum
  
- IV. Disposition of unapproved minutes (June 19, 2013)
  
- V. Committee Reports
  - A. Finance
  - B. Social
  - C. Pool Report
  - D. Lease & Sales Review Board
  - E. ACSMC
- V. UOC Report
- VI. Property Management Report
- VII. Pending Issues
  - A. Roof Cleaning
  - B. Noise/speeding/open garages
- VIII. Open Discussion
- IX. Next Meeting – October 16, 2013
- X. Adjournment

**BY ORDER OF THE BOARD OF DIRECTORS**

This notice has been posted & mailed on or before the 16<sup>th</sup> day of August 2013 by order of The Board of Directors and in compliance with Florida Statute 720 and the Association Documents.

**BAYCREST AT PELICAN LANDING HOMEOWNERS  
ASSOCIATION, INC.  
BOARD MEETING MINUTES HELD ON JUNE 19, 2013  
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: JC Linegar, Leo Michaels, Jim Harlan, and Bill Whelan  
Directors Present via conference call: Don Coulson and Dick Gettinger  
Director Absent: Marilyn Hara  
ACSMC Committee: Janet Lieb, Mary Ann Federman and Fe Tavis  
Representing Gulf Breeze Management Services LLC: Nancy Weidner

Bill Whelan called the meeting to order at 7:00 P.M. and quorum was established. The notice was posted timely.

On motion by Bill Whelan, seconded by JC Linegar and carried unanimously to approve the April 10, 2013 and May 6, 2013 board meeting minutes.

**Committee Reports**

**Finance**

Bill Whelan gave the financial report. There were zero account receivables. The surplus is up to about \$19,000.00. Expenses have been normal but there will be some extra expenses coming which includes the pool renovation.

**Social Committee**

Fe Tavis volunteered to organize a Fourth of July party.

**Pool Report**

John Oblak reported that the pool renovation should be completed by the end of the week. All the other facilities are in good shape. John noted that some pool furniture is old and needs to be replaced. The Board agreed that John and JC Linegar would report at the next board meeting proposal for chairs and lounges.

The Board wanted to thank John Oblak for overseeing the pool renovation project.

**Lease & Sales**

none

**ACSMC**

Mary Ann Federman noted that they recommended approval of the ARC for 25270 for a new screen door which was one of the approved designs.

The committee wants to work on new plants at the entrance to the pool area since many have declined over the years. The Board is agreeable to having the committee get a plan and proposal together.

**Roof Cleaning**

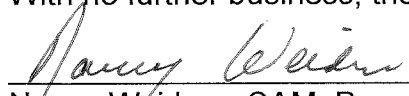
The Board is still reviewing the Noel and Trafford proposals for roof cleaning.

The Board still favors the Noel proposal which is having the roofs pressure washed prior to applying the algaecide. However they feel that the buildings do not need to be cleaned so they agreed to negotiate with Noel on the price. On motion by Leo Michael, seconded by Bill Whelan and carried unanimously to approve having Board members negotiate with Noel on their proposal.

**Next Meeting**

The next meeting is on August 21, 2013 at 7:00 P.M. at the PLCA.

With no further business, the meeting was adjourned at 8:00 P.M.



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