

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON OCTOBER 22, 2014
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Don Coulson, Marilyn Hara, JC Linegar, Mary Ann Federman, Swann Fredrickson, and Toni Paoello

Directors Present via Conference Call: Ralph Searce

ACSMC Committee: Janet Lieb, Peaches Searce (via conference call)

Representing Gulf Breeze Management Services LLC: Aharon Weidner

JC Linegar called the meeting to order at 7:01 P.M. and quorum was established. The notice was posted timely.

On motion by Toni Paoello, seconded by Mary Ann Federman, and carried unanimously to approve the August 20, 2014 board meeting minutes.

Property Manager Report

- 1) Landscaping
 - a) Greenscapes started providing service on September 21, 2014
 - b) Excessive weeds were present upon starting service . The problem is being pursued aggressively in order to eliminate the problem prior to mulch being installed.
- 2) Reserve Study Proposals
 - a) Custom Reserves - \$2700
 - b) Delta Engineering - \$5200
 - c) Reserve Advisors - \$3200
 - d) Velocity Engineering - \$1950
- 3) Seal Coating
 - a) Bain Sealcoat (Using Poly Tar)- \$8680
 - b) Bain Sealcoat (Using Tarconite) - \$7974
 - c) D & G Sealcoating (Using Paveshield, similar to Poly Tar) - \$7750
 - d) SWF Sealcoating (Using Sealmaster, similar to Poly Tar, slightly lower grade) - \$5813.52
- 4) Asphalt Repair
 - a) Bain Sealcoat - \$432
 - b) D & G Sealcoating - \$1120
 - c) SWF Sealcoating - \$600

Committee Reports

Roof Committee

Stephanie Coburn was absent and sent the message that there would be a report from her committee at the next Board meeting.

Finance Committee

Don Coulson reported on the September financials. Mr. Coulson reported that overall expenses are down for the year however the pool continues to be an area where the Association experiences a significant number of unanticipated expenses. Mr. Coulson also reported that it was time for the fire equipment to be serviced.

The Board and Finance Committee discussed several proposals to have a reserve study performed. A majority of the discussion held was about the background information and references for the different companies offering to provide the service. After the discussion the Finance Committee recommended using Reserve Advisors and having the study scheduled to be performed as soon as possible in 2015.

On a motion by Swann Fredrickson, seconded by Marilyn Hara, and carried unanimously the Board approved contracting with Reserve Advisors to perform a reserve study for a cost of \$3200.

Jan Sagett volunteered to assist the Association in working with Reserve Advisors. JC Linegar announced that Mr. Sagett had been appointed to the Finance Committee.

Social Committee

Toni Paoello noted that the welcome back party was scheduled for November 6.

Pool Committee

JC Linegar reported that a plunger had been replaced for a cost of \$353 and a motor had been replaced for \$590.

The Board discussed a leaking surge tank for the spa. JC Linegar reported that CPS had offered to repair the leak for \$1900 and that they would replace the tank for a cost of close to \$5000. The Board discussed the merits of replacing the tank versus repairing the leak but leaving an aging tank in place which had only been repaired.

On a motion by Toni Paoello, seconded by Ralph Scarce, and carried unanimously the Board approved replacing the surge tank for a cost not to exceed \$5000 upon verification that an acceptable warranty would be provided on a replacement tank.

Lease & Sales Review Board

No sales or leases had been processed since the August Board meeting.

ACSMC

Janet Lieb reported that the following requests had been approved:

- 25430 Galashields – lanai extension
- 25304 Galashields - lanai extension

Mrs. Lieb reported that a request had been submitted by 25304 Galashields requesting to remove a palm tree due to recent issues with rats.

On a motion by JC Linegar, seconded by Toni Paoello, and carried unanimously the Board denied the architectural change request submitted by 25304 Galashields requesting to remove a palm tree due to problems with rats.

UOC Report

Karlene Dziesupek reported that the UOC had voted to move kayaks to the community center and having owners sign only one waiver in order to use the kayaks.

Mrs. Dziesupek reported that at the October 1, 2014 meeting the UOC privacy committee determined that they would notify residents of any relevant safety/privacy event within 12 hours. They also announced an emergency number for Pelican Landing of 239-992-7522. The Beach committee determined that any adult can supervise no more than four children under the age of 14 at the beach. Food and beverage service at the beach is expected to be a few months away. The UOC discussed that they will disband upon turnover from the developer however there was a method in place for the UOC to reorganize immediately upon completion of turnover.

Other

Seal Coating and Asphalt Repairs

After a discussion of timing and alternatives to seal coating such as asphalt rejuvenation, the Board decided to table further discussion for a later date. The funding is in place for seal coating.

Next Meeting

The next meeting November 19, 2014 at 7:00 P.M. at the PLCA.

With no further business, and on a motion by Marilyn Hara, seconded by JC Linegar, and carried unanimously the meeting was adjourned at 8:09 P.M.

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