

**BAYCREST AT PELICAN LANDING HOMEOWNERS  
ASSOCIATION, INC.  
BOARD MEETING MINUTES HELD ON AUGUST 20, 2014  
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: JC Linegar, Mary Ann Federman, Swann Fredrickson

Directors Present via Conference Call: Don Coulson, Marilyn Hara, Ralph Searce (at 7:05 PM) and Toni Paoello

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

Representing Gulf Breeze Management Services LLC: Aharon Weidner

JC Linegar called the meeting to order at 7:00 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 June 18, 2014 board meeting minutes.

J.C. Linegar announced that Aharon Weidner has become Baycrest's new property manager, replacing his mother, Nancy Weidner.

**Property Manager Report**

- 1) Moore Landscape meeting notes
  - a) There continue to be irrigation problems and there have been numerous reports of excessive weeds.
- 2) Landscaping Proposals
  - a) Caple Landscaping - \$10,225/Month - \$122,700/Year
  - b) Crawford Landscaping - \$6,749/Month - \$80,988/Year
  - c) Greenscapes –42 Visits by Mowing Crew and 12 by trimming crew - \$4,942/Month - \$59,304/Year – Additional Mowing - \$600, Additional Site Visit to Clean up Debris - \$300,
  - d) Stahlman Landscaping - \$9,900/Month - \$118,800/Year

**Committee Reports**

**Roof Committee**

Stephanie Coburn reported that the committee had held an organizational meeting with Stephanie Coburn, Don Hannigan, and Ralph Searce in attendance. Mrs. Coburn was made chair of the committee. Don Hannigan plans to evaluate the Baycrest documents in order to clarify the Association's rights and responsibilities as they pertain to roofs.

Mrs. Coburn, Creighton Phillips, and Ralph Searce are to research similar homeowner associations and see how they plan to handle roof replacement. They also plan to research current building codes in order to find out what is involved in replacing a roof in Baycrest.

### **Finance**

Don Coulson reported that the Association was in good financial shape and is operating at a surplus of approximately \$16,000 for the year.

### **Social Report**

No committee report. J.C. Linegar reported that the 4th of July party was a success and thanked Sheila Creighton and those involved in organizing it.

### **Pool Report**

Creighton Phillips reported that operations at the pool have been going well. He said that there have not been any significant issues recently.

### **Lease & Sales**

JC Linegar noted that they had approved the following lease:

- 25462 – August 2014 through August of 2015

### **ACSMC**

Janet Lieb noted they recommended approval of the following ARC modification requests:  
25310 – Lanai extension

#### **Selection of Landscaping Contractor**

Swann Fredrickson reported on the ad-hoc landscape contractor selection committees' findings. Five contractors were initially contracted, four of which provided proposals. After an extensive interview and review process the committee determined that it would recommend Greenscapes as a replacement landscape maintenance contractor. A complete copy of the report is attached to these minutes.

*On a motion by Ralph Searce, seconded by Marilyn Hara, and carried unanimously with a roll call vote Greenscapes was selected to be the landscape maintenance contractor for Baycrest with JC Linegar and Swann Fredrickson given authority to negotiate the final details of the contract with Greenscapes.*

### **UOC Report**

Karlene Dziesupek reported that the UOC held a meeting with a representative from the Lee County Sheriff's Office to discuss security. Lee County will patrol the community and assist in training the security guards for the community. The UOC is considering hiring off-duty sheriff's deputies to provide additional security. The UOC also discussed the Jet Ski operation on the beach which is operating legally on a portion owned by Lovers Key, not Pelican Landing. The UOC continues to work on having the operation moved away from the private beach.

### **Other**

The Board discussed the lack of consistency of replacement plants where paurotis palms have been removed. Swann Fredrickson stated that the ACSMC will work with the new landscaping

contractor to determine some appropriate replacement planting options to replace the palms in the community.

**Next Meeting**

The next meeting has been moved back a week to October 22, 2014 at 7:00 P.M. at the PLCA.

With no further business, and on a motion by Marilyn Hara, seconded by Mary Ann Fredrickson, and carried unanimously the meeting was adjourned at 8:21 P.M.

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