

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON APRIL 15, 2015
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Swann Fredrickson, Creighton Phillips, Ralph Scarce, and Thomas Shambeau

Directors Absent: Don Coulson, Marilyn Hara, and Toni Paoello

ACMSC Committee: Kelley Kissiah, Creighton Phillips, and Peaches Scarce

Representing Gulf Breeze Management Services LLC: Aharon Weidner

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

Approval of Unapproved Meeting Minutes

On a motion by Swann Fredrickson, Seconded by Creighton Phillips, and carried unanimously the March 18, 2015 Board of Directors meeting minutes were approved.

On a motion by Swann Fredrickson, seconded by Tom Shambeau, and carried unanimously the minutes of the March 30, 2015 Board of Directors meeting minutes were approved.

Property Manager Report

Aharon Weidner reported the following:

- a) Roof Cleaning had been completed however there was some confusion surrounding the scope of work from the contractor. Mr. Weidner apologized for answering a question at the last meeting without having the correct information. The contractor hired to perform the roof cleaning did not have booms to keep people on the roofs to a minimum. Mr. Weidner added that he would be soliciting proposals from contractors utilizing booms for the next roof cleaning.
- b) Greenscapes has assigned a new account manager, Brian Kennedy.
- c) A homeowner recently reported water penetration into his unit along a living room wall away from any windows or wall openings. The sprinkler head outside the unit has been identified as the primary source of water however the problem inside the home is indicative of a problem with the waterproofing of the wall. While the final solution has yet to be determined Mr. Weidner believed that all homeowners should be aware of the potential issue as he has seen similar problems in other communities. In most cases the problem was due to stucco cracks or hidden problem at the joint between the concrete block wall and the solid concrete foundation. In either case an application of a sealant similar to Sher-Crete can be used to seal the wall and prevent further water penetration. The issue has been identified as a homeowner maintenance responsibility.

Finance Committee

Aharon Weidner reported that the Association was under budget so far with a net income of approximately \$4877. The association had recently purchased an umbrella policy to supplement the previous insurance coverage. The Association had \$81,872 in operating funds and \$190,075 in reserves.

Social Committee

The last social of the season was a success. It had the largest attendance of any social event in recent years. There will be a 4th of July party over the summer and the committee is in the process of planning events for the next season. It was reported that the winner of the 50/50 drawing, Bill Douglas, had donated his winnings back to the Social Committee with a request that \$150 of the funds be allocated to purchasing prizes for the 2016 golf outing.

Pool Committee

Creighton Phillips reported that Carter Fence had taken forever to prepare a revised proposal. The new proposal saved approximately \$250 by removing the lattice material from the proposal. Bear Construction is preparing a competitive proposal and should get the proposal to Mr. Phillips soon. A few minor repairs had been performed but no major repair expenses had been incurred.

Ralph Searce noted that several people had discussed establishing an official pool committee.

On a motion by Creighton Phillips, seconded by Swann Fredrickson, and carried unanimously the Board authorized the establishment of a pool committee.

Creighton Phillips asked for volunteers. John Oblak offered to serve on the committee and supervise the fitness room. John Oblak reported that a resident suggested that some plastic chairs be purchased to reduce wear and tear on the floor of the screened lanai from the current metal bottom chairs. A resident offered to provide information about a brand of sturdy plastic folding chairs.

Peggy Whelan asked if the Landscape committee wanted to take over maintenance of the plants inside the pool. They did not and Swann Fredrickson stated that Mrs. Whelan had done a great job and very much appreciated by the Board, Committee and Community. Mrs. Whelan was asked to continue and she agreed to continue her care for plantings inside the pool area.

Creighton Phillips asked the Board to consider remodeling the bathrooms. Swann Fredrickson agreed that something should be done. She added that another community she had recently visited recently remodeled and had two smaller bathrooms which would add space for the Association to work with for alternate uses. Creighton Phillips added that he and Toni Paoello had an informal meeting scheduled with an architect in order to get preliminary ideas and an estimate for design work. A resident added that they should consider a unisex bathroom.

Creighton Phillips noted that more volunteers are needed to be on the Pool committee to consider future work on the pool house and bathrooms and Ralph Scarce asked Aharon Weidner to send a note to that effect to the residents.

Lease and Sales Review Board

John Oblak reported that two sales had been approved.

One lease had been approved for 25444. The lease is in 2016 and is for 3 months.

ACMSC

Kelley Kissiah reported that the new client services manager, Brian Kennedy, had been communicating with the Committee and residents more effectively. A recent meeting with Greenscapes brought to light a few deficiencies in service which are being addressed. Kelly Kissiah added that communications with owners was another issue discussed. The committee is now posting minutes of its meetings so that residents can be more fully informed of the Committee's activities. Two new request forms have been created to separate architectural and landscaping modification requests. The forms were redesigned to simplify them and to include more instructions about how they are processed.

The committee recently readdressed mulch selection and determined that it would recommend sticking with the current coco mulch for this year but that they would like for a mulch committee to be formed to select mulch in the future. The committee determined that if they were to choose an alternative mulch that existing mulch would need to be removed and that more planning was needed if the community were choose a different mulch.

Ralph Scarce asked the Board to consider the two new modification request forms developed by the ACMSC. They will be immediately posted on the website.

On a motion by Creighton Phillips, seconded by Swann Fredrickson, and approved unanimously the Board approved the two new modification forms.

UOC

Bill Douglas – no report

Open Discussion

A homeowner expressed concern about various kinds of "unauthorized" leasing activity including when a lease should be submitted for Baycrest approval in accordance with the rules but is not submitted. There was a discussion about leasing units and how to enforce leasing rules when a homeowner claims a longer term tenant is a relative guest.

Next Meeting

The next meeting is scheduled for June 17, 2015 at 7:00 P.M. at the Community Center.

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There will be meetings on the third Wednesday of August, October, November, and December of 2015 at 7:00 P.M. at the Community Center. (Note: the December meeting may be moved to the second Wednesday of the month).

With no further business, and on a motion by Tom Shambeau, seconded by Creighton Phillips, and carried unanimously the meeting was adjourned at 7:37 P.M.

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