

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON JANUARY 21, 2015
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

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

Directors Absent: None

ACSMC Committee: Creighton Phillips and Peaches Scarce

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 Swann Fredrickson, seconded by Toni Paoello, and carried unanimously, the Board approved the December 9, 2014 board meeting minutes.

Property Manager Report

Aharon Weidner reported that the following:

- 1) Landscaping
 - a) Greenscapes has completed the irrigation audit. Their recommended changes and costs are included in the meeting package.
 - b) A landscape walk through was performed on January 16, 2015. Reports on the walk are attached.
- 2) Reserves Study
 - a) The Finance Committee and Property Manager met with the representative from Reserve Advisors on January 6, 2015 to kick off the reserves study project. A completed report is anticipated prior to the annual meeting.

Committee Reports

Finance Committee

2015 Budget

Don Coulson reported that the Year-End financials for 2014 were not finalized but noted the projected year-end surplus was approximately \$38,000. The finalized financials will be completed before the annual meeting. There was discussion about the timing of voting to carry over the surplus and that will occur at the annual meeting. He noted that we are due for algacide treatments in 2015 and asked the property manager to follow up with McDonalds.

On a motion by Don Coulson, seconded by Ralph Scarce and carried unanimously, the Board approved the 2015 budget with a quarterly fee of \$610 per home.

Social Committee

Sheila Phillips reported that the social committee was still working on the party planned following the annual meeting on February 12, 2015. JC Linegar added that the Association was postponing the organizational meeting and would try and keep the annual meeting to a minimal time due to the party however there were a number of items which needed to be discussed at the annual meeting.

Pool Committee

Creighton Phillips reported that the spa surge tank had been rebuilt by the manufacturer with new gelcoat inside and a fiberglass patch on the outside. Mr. Phillips added that several other repairs had been performed at the pool area. Creighton Phillips thanked the Shepherd family for painting the step at the pool and the handicap parking spaces.

Mr. Phillips reported that he had investigated two alternatives to make the step down to the pool safer. The first option investigated was installing a ramp which would cost about \$1500. The second option was to put three handrails at the step, similar to the rail used to step into the pool, which would cost about \$750.

John Oblak reported that the shrubs shielding the pool equipment from the road continually die leaving an eyesore for the community and suggested looking at installing some type of screening or lattice on the fence to help hide the equipment. The Board requested that Creighton Phillips and Aharon Weidner pursue these options with a few fencing companies and secure quotes for both the hand rails and lattice work to screen the pool fence.

Lease & Sales Review Board

JC Linegar reported that 25274 had recently sold.

ACSMC

JC Linegar reported that he was beginning to see potential red flags with the new landscaping company such as a lack of attention to detail and not living up to the community's expectations. Peaches Scarce, Marilyn Hara, and Swann Fredrickson all believed that there was a lack of supervision of the maintenance crews, particularly on the weeks that the community wasn't mowed. In respect to the irrigation report (below), Don Coulson noted that it lacked the prioritization that would be needed before any work could be authorized.

UOC Report

Mary Ann Federman provided a report on behalf of Bill Douglass. Mrs. Federman reported that the PLCA had tabled the vote to continue the UOC following turn over from WCI. She added that a new dumpster and porta-potty policy had been established.

Open Discussion

Irrigation Audit

The Board briefly discussed the results of the extensive irrigation audit which details Greenscapes' recommendations for every irrigation zone and address in the community. The

purpose of the audit was to survey and assess the existing irrigation system including the layout and equipment to determine what modifications could be made to improve the coverage and efficiency of the system. The complete audit report was 47 pages with total costs of approximately \$75,000. The complete report is available in the Association records but Greenscapes is making some requested revisions which will be completed by the next meeting. The Board agreed by consensus that Greenscapes needed to prioritize their recommendations according to the severity of landscape issues related to irrigation. The Board also agreed that the irrigation audit recommendations and costs should be discussed with homeowners in detail at the special February 18th organizational Board meeting.

Mailboxes

JC Linegar noted that there were two mailboxes which were damaged by a Naples Daily News delivery vehicle some time ago. Mr. Linegar had contacted Lykens Sign-Tek to see what the status of the replacement mailboxes was and found out that they were waiting for payment. He had contacted the Naples Daily News which had yet to return his call regarding this issue. Mr. Linegar added that the mailboxes belonged to the homeowners but that he was trying to help resolve the issue in order to help remove the temporary mailboxes.

Annual Meeting

JC Linegar noted that only one potential candidate for the Board, Ralph Searce, had submitted a timely resume to be included on the ballot. There is still one remaining opening on the Board and nominations will be accepted from the floor at the annual meeting. Owners should have received notice via mail with proxy materials or forms authorizing someone to vote on their behalf if they are unable to attend the meeting.

Next Meeting

The next meeting is scheduled for February 12, 2015 at 5:00 P.M. at the Community Center followed by a social. RSVPs are due by 2/5.

There will be another meeting in February on the 18th at 7 p.m. at the Community Center for organizational matters and for starting a discussion of the irrigation audit.

With no further business, and on a motion by Ralph Searce, seconded by Swann Fredrickson, and carried unanimously the meeting was adjourned at 8:30 P.M.

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