

**BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.**  
**BOARD MEETING MINUTES HELD ON OCTOBER 21, 2020**  
**VIA CONFERENCE CALL**

Directors Present: Miki Knoche, Lynda Moryl, Toni Paoello, Anthony Palmerio, Creighton Phillips, and David Robb

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

Creighton Phillips called the meeting to order at 10:02 AM and quorum was established.

**APPROVAL OF MINUTES**

*On a motion by Anthony Palmerio and carried unanimously the Board approved the September 23, 2020 Board of Directors meeting minutes as presented.*

**PROPERTY MANAGER REPORT**

Cathy Avenatti reported on recent activity at Baycrest that was also submitted in a written report.

**Finance**

The association is over budget \$4000 due to the clubhouse clean up.

A lock has been added to the gym/bathroom door which is in the budget.

Power washing street gutters – Creighton approved the proposal to have the street gutters power washed on November 6<sup>th</sup> and 7<sup>th</sup>. Lynda Moryl made a motion to approve the street gutter washing in the amount of \$890. Anthony Palmerio seconded the motion. All were in favor and the motion passed.

There will be a Reserve Study meeting with Anthony Palmerio, Rick Nye, and Cathy Avenatti in the beginning of December. The Reserve Study should be ready in time for the February meeting.

Creighton spoke about sealing the streets and that the vendor highly recommended to save the association money and not do it. It is not going to do anything to protect the roadways at this point and is purely aesthetic.

**Social Committee**

Social Committee will be meeting on October 22.

Tentative calendar has been drafted prior to the pandemic and will be reviewed at the next meeting

Future events will be discussed in light of Covid.

Welcome Back Party – November 21

Annual Board Meeting – February 17, 2021

Brunch – March 21, 2021

Farwell Party – TBD

Creighton has requested that the Social Committee look in getting some new tables and chairs for the new Social Room. Three nice tables with chairs and some bookshelves. He requested that this come out of the Capital Expenditure account. Social Committee will come back with proposals.

**Pool Committee**

- Robbie Hayduk (CES) has looked at the pool equipment and took some pictures. He will come back with his proposal and cost for a complete conversion of a saltwater pool and equipment.

**Lease and Sales Review Board**

Toni Paoello reported that there were no rental applications. There are two sales (25234 that is closing in November and 25390 – no closing date).

**ACMSC**

Creighton and Kevin walked with Linda Rae of Greenscapes and Greenscapes is on board with working with Baycrest on the sod and irrigation issues. There is another meeting set for next week in which they will be walking with the head of irrigation. Linda also brought up the 2015 letter in which they stated the lawns were in bad shape when they first took over the property. Kevin brought up that there will be nine things they will be going over in the next meeting. (Irrigation, water pressure, more soil samples, covered warranty areas, CDD to Baycrest valve, flushing out the system and wet check reviews).

Per the Baycrest Documents – Sod is a homeowner’s responsibility. The association covers the irrigation. Progress needs to be seen on the irrigation before installing the single controller. Wet checks are done on Wednesday’s. They are done in thirds with the 4<sup>th</sup> week being catch up.

**Welcome Committee**

No report was given.

**PLCA Board Liaison**

Budget Adoption Meeting is October 29<sup>th</sup>

Monuments will be repainted a dark color – no color given but the Pelican Landing green is going away.

Strategic Planning Committee is on hold,

Pickleball Court lights were rescinded due to the City of Bonita Springs not approving.

**OLD BUSINESS**

**Sod** – Discussed above. Greenscapes did a walk around and will work with Baycrest on the issues. Sod proposal was given.

**NEW BUSINESS**

**2021 Budget Workshop** – Anthony Palmerio went through the budget and suggested that more money needs to be added to the Reserves. The Operating budget went up \$30 and he would like the Reserves to go up \$20 more.

**MOTION:** David Robb made a motion to increase the Quarterly Reserve budget by \$50. Kevin Hara seconded the motion. Lynda Moryl, Kevin Hara, Anthony Palmerio, David Robb voted in Favor. Toni Paoello vote against. Four in Favor, One Not in Favor. The Motion Passed.

Possible increase after the Reserve Study is done. At which time, the Board can hold a Revised Budget meeting to increase the Reserves for 2021.

Anthony Palmerio will investigate a line of credit and what is involves now that the interest rates are low. Anthony will report back at the Budget Adoption Meeting.

**OPEN DISCUSSION**

No discuss at this time.

**Next Meeting – Budget Adoption Meeting** - November 18, 2020 at 10:00 AM – via conference call.

With no further business, and on a motion by, seconded by Miki Knoche, and carried unanimously the meeting was adjourned at 11:18am.

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Cathy Avenatti, CAM, Property Manager  
Baycrest Homeowners' Assoc., Inc.

APPROVED