

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
MINUTES OF SPECIAL BOARD MEETING HELD MARCH 2, 2016, 4:00 p.m.
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Swann Fredrickson, John Knoche, Marilyn Hara, Rick Nye, Toni Paoello, Creighton Phillips, and Ralph Searce

Directors Absent: None

ACMSC Committee: Kelley Kissiah, Cheryl Nye, and Peaches Searce

Representing Gulf Breeze Management Services Inc.: Aharon Weidner

Ralph Searce called the meeting to order at 4:00 P.M. and quorum was established. He explained that because this was a special meeting, only the three agenda items would be discussed.

MULCH

ACMSC Chair Peaches Searce reported that excessive mulch is a problem in the community. Justin Lucas, Greenscapes client services manager for Baycrest, explained how mulch is good for landscaping but excessive mulch can cause problems with nutrient and water delivery to the root system. He added that the mulch in Baycrest is dyed and treated with preservatives, which makes it last longer but also keeps it from breaking down quickly to supplement the soil. He noted that communities like Baycrest should plan for removal of excess mulch every four to five years.

For this fall, the committee worked out a plan with Greenscapes to address the excess buildup and they recommended the following: instead of mulching as usual, Greenscapes will remove excess mulch buildup throughout the community using the excess to cover bare spots and leaving about 1" of mulch throughout. Justin Lucas estimated the labor cost at \$9,600 which would come from the mulch budget. If it is subsequently determined that mulch is needed in some areas, it could be added later in the year or in early 2017. It was also noted that approximately 25% less mulch would be needed once the excess is removed.

A motion was made by Marilyn Hara and seconded by Creighton Phillips to pay Greenscapes approximately \$9600 to remove all but about an inch of the existing mulch.

A motion was made by John Knoche and seconded by Creighton Phillips to amend the prior motion by removing Greenscapes and directing the Property manager to seek additional mulch removal labor bids prior to the next meeting.

Discussion: There was discussion about the advisability of having a company other than Greenscapes do the work since Greenscapes bears overall responsibility for the landscaping.

A vote on the Amendment alone was taken and rescinded on a point of order made by Swann Fredrickson.

A new vote was taken on the original motion, as amended, to have mulch removed in the fall and to seek competitive proposals for the removal which will be considered at the next meeting on March 16, 2016. The motion, as amended, carried by a vote of six to one with Swann Fredrickson, John Knoche, Marilyn Hara, Toni Paolello, Creighton Phillips, and Ralph Scearce in favor and Rick Nye opposed.

IRRIGATION FILTER

Marilyn Hara introduced Dan Geist from Bradford Landscape Solutions. After learning that he had installed filters and maintained irrigation systems in several Pelican Landing communities, she and Ralph Scearce contacted him and met with him several times. Mr. Geist was asked to propose a replacement main irrigation filter for Baycrest.

Mr. Geist reported on his experiences working in Pelican Landing for approximately 13 years and his success in reducing snail-related clogging issues in Southbridge, Costa del Sol and the Cottages after installing the same Amiad filter he proposes for Baycrest.

He described and answered questions about the new Amiad filter system he proposed to install for \$2,650. He recommended a mesh size of 80 and explained the semi-automatic brush assembly that would allow the Greenscapes technician to clean the filter quickly without having to disassemble it. Answering a question about installation and maintenance, Ralph Scearce reported that Greenscapes would maintain the new filter and recommended using Bradford to install it.

John Knoche reported contacting Miller-Leaman, the manufacturer of Baycrest's current Thompson filter. A Miller-Leaman representative from Florida's east coast who will be coming to this area in a few weeks offered to evaluate and repair the current filter system for about \$365 by providing a new filter and gaskets for the existing filter system. Mr. Knoche said he also believed that the two pressure gauges needed to be replaced.

Ralph Scearce made a motion, seconded by Creighton Phillips, to have the Miller-Leaman representative repair and upgrade the current filter from a size 30 to size 80 mesh for a cost of up to \$400. Creighton Phillips seconded the motion.

Discussion: There was a question about who would be responsible for the ongoing maintenance and repair of the filter since the manufacturer's representative is on the east coast. Mr. Knoche agreed to coordinate the visit of the Miller-Leaman representative by contacting Mr. Scearce and Mr. Weidner who will arrange for the Greenscapes irrigation technician to be present when the manufacturer's representative works on the filter.

The motion was passed unanimously.

INSURANCE COVERAGE

Aharon Weidner provided the Board with an insurance renewal quote. Ralph Searce highlighted a few possible changes in coverage.

Mr. Searce reported that the Association could lower the insurance limit for Directors & Officers insurance to from two million to one million dollars because the umbrella policy covers any claims above \$1,000,000. This change would save \$430. He added that the Association could increase the umbrella coverage from ten million to twenty-five million dollars for an additional \$905. Overall, if both options were selected the Association's new premium would still be \$445.18 lower than the previous policy cycle.

On a motion by Ralph Searce, seconded by Toni Paoello and carried unanimously the Board approved increasing the umbrella coverage to \$25 million and reducing the D&O policy to \$1 million.

Next Meeting

The next regular meeting is scheduled for March 16, 2016.

With no further business, and on a motion by Marilyn Hara, seconded by John Knoche, and carried unanimously the meeting was adjourned at 5:58 P.M.

Respectfully submitted,

Swann Fredrickson, Secretary
Baycrest Homeowners' Assoc., Inc.