

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON OCTOBER 22, 2013
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Bill Whelan , JC Linegar, Jim Harlan, Don Coulson, Marilyn Hara and Leo Michaels

Director Present via conference call: Dick Gettinger

ACSMC Committee: Mary Ann Federman

Representing Gulf Breeze Management Services LLC: Nancy Weidner

Bill Whelan called the meeting to order at 7:01 P.M. and quorum was established. The notice was posted timely.

On motion by JC Linegar, seconded by Don Coulson, and carried unanimously to approve the September 18, 2013 board meeting minutes.

Property Manager Report

1. Moore's landscape report with landscape issues and completion dates was given to the board.
2. Go Green proposals were presented to the board:
 - a. Proposal to trim 2 traveler palms & 2 large white birds of paradise at \$380.00.
On motion by Bill Whelan, seconded by JC Linegar and carried unanimously to approve this proposal.
 - b. Proposal to trim 34 white birds of paradise to below roof height at \$1190.00.
On motion by Marilyn Hara, seconded by Bill Whelan and carried unanimously to approve this proposal at \$1190.00.
 - c. Three year tree trimming contract. This will be reviewed at the budget planning meeting.
3. Moore's white bird trimming proposal at \$1901.00 was not approved.
4. A revised grievance policy was presented for board review. This is a procedure for the board and property manager to follow, which when approved, will be presented to all owners.
5. The following letters will be sent to owners:
 - a. 25370 should be reminded that the driveway pavers need to be fixed. This might involve removing the oak tree since the roots cause the problem.
 - b. 25364 has a small wall by the garage that should be removed.

Committee Reports

Finance

Don Coulson said that the Association is still running a surplus, but that there were \$2000 in additional expenses for pool/spa repair, lanai screening, extra palm trimming,

plus another \$1100 for removal of 2 diseased paurotis palms. Higher roof cleaning costs also came from the surplus.

Social Committee

Swan Frederickson reported for Margret Fowler, noting that there is no funding for social events, and that costs for music, paper products and entrees are offset by 50-50 drawings. Howard Geerlings has generously contributed wood carvings for drawings which have also raised money for the Social Committee. She noted that they are planning three events this season, starting with the Halloween party on October 30. She mentioned the casual gathering at the pool every Thursday night starting at 5PM that is open to all.

Pool Report

John Oblak has given his resignation as the pool committee chair.

John Oblak reported the exercise room and pool/spa are all in good shape. He said that new pool & spa signs need to be purchased to conform to the health department rules.

The Board acknowledged John's years of service to Baycrest.

Umbrella & Table Committee

Tony Paoello agreed to chair this committee. The Board would like her to recommend styles and suppliers for the purchase of three new umbrellas and six new tables. She will research and price a shade for the lanai area and a new pool clock, and the cost of fiberglass dividers for the men's bathroom. She may want to look at improvements to the bathrooms.

Lease & Sales

25355 & 25342 leases were approved. The sale at 25454 was also approved. There have been 6 sales this year.

ACSMC

Mary Ann Federman provided a sample of the mulch selected by the committee, which will be purchased and spread by Moore. *On motion by Bill Whelan, seconded by Jim Harlan and carried unanimously to approve the mulch proposal for \$16,388.00.*

The Board thanked Mary Ann, Fe Tavis, Peg Whelan, John Oblak and Carlene Dziesupek for providing the new landscape and plantings at the pool area, a huge improvement.

The Pelican Landing Design Review Committee must approve any replacement trees for the diseased paurotis palms. The Baycrest Board and ACSMC will also have to approve new plantings for these areas. The ACSMC will suggest replacements, working with Joe Hammerman of the DRC, and communicating this to homeowners affected by

the paurotis palms. Due to the ganoderma, no palm trees can be planted in these areas.

Other

A limited resident directory can now be published according to changes in the Florida statutes. If owners do not want their local phone number published, they must notify the Property Manager not to publish their information.

Tony Paoello had been working on proposals for a larger screened-in area at the pool. The Board felt that this might be a complex task, involving building permits and/or code improvements, and was not willing to proceed with this change at this time.

Next Meeting

The next meeting is on November 20, 2013 at 7:00 P.M. at the PLCA.

With no further business, the meeting was adjourned at 8:20 P.M.



Nancy Weidner, CAM, Property Manager
Baycrest Homeowners' Assoc., Inc.