

February 2, 2021

Dear Baycrest Homeowners,

Careful attention was devoted to the 2020/2021 Reserve Study update to ensure that adequate reserves are in place for the implementation of three major projects over the next four years. They are: (1) Single Controller irrigation installation in 2021; 2) pool facility upgrade in 2022; (3) 2023 skip a year to build reserves; and (4) re-do asphalt streets in 2024.

The rationale for the Single Controller is described in the attached along with a companion project to install new sod. The other projects will be discussed at a later date.

At the January 20, 2021 Board of Directors meeting, the board put a motion on the table regarding Reserves/resolution for a 4-year capital improvement plant. The board approved Option 4 of the plan.

Option 4 is as follows:

2021	Install a new irrigation system - \$107,000
2022	Replace all of the pool mechanics and convert to salt water - \$50,000 Seal coating the streets - \$8,000
2023	Nothing is planned
2024	Asphalt streets - \$107,000 Concrete Curbs - \$20,280 Replace entrance pavers - \$21,722

To accomplish these improvements, it will be necessary to increase the Reserve quarterly dues in 2022 an additional \$25.

It is anticipated with the above plan and the \$25 quarterly increase in 2022, Baycrests Reserve fund would be the following:

2021	- \$85,000
2022	- \$98,00
2024	- \$148,000
2025	\$58,000

The cost of a single controller irrigation system is \$98,000. Rather than paying a few large payments to Greenscapes for the installation in the first half of 2021, we have negotiated a payment plan of 10% down at the start and 18 continuous monthly payments with no interest. This payment plan will enable us to start the installation in February without depleting the reserves. As the reserves grow each quarter, the reserves will stay strong maintaining a cushion for emergencies and allowing Baycrest to move forward with other needed renovations and repairs. We can pay off the extended payments at any time if so desired.

Best Regards,

Baycrest Board of Directors

*Once the Reserve Study Option #4 was approved, the Board then approved a motion to install a Single controller irrigation system in early 2021. The objective of that project is to provide better water management day in and day out for all plants, shrubs and lawns throughout Baycrest (see attached).*

**All 91 manual clocks will be removed and replaced** by a single controller that will optimize all 205 water zones using **smart next generation programs** that gear run time for each zone based on prevalent weather and soil conditions.\*

Ideally, zones in sunny, arid areas will have longer run times compared to zones in shadier areas. The smart system will monitor moisture levels in each zone on a **daily basis** and adjust accordingly. It will also provide alerts if zones are not receiving enough water and need to be inspected for possible outages or leaks.

**Custom** routines can also be programmed for zones when **new plants or sod** are installed, and programs can be created and stored to accommodate **changes** in allowable watering days mandated by CDD based on water levels in the irrigation ponds.

The system is **closed loop**, requiring all zones (decoders) to be connected by wire. This will necessitate digging under driveways and in one instance, under the street so that all zones are connected to the single controller.

A **remote program** will also be purchased so that changes can be made at the Greenscapes office and also on cell phones carried by workers authorized to monitor and maintain our irrigation system. **On site visits will be reduced significantly**, limited to sprinkler repairs or outages since we will no longer have to re-set 91 clocks to accommodate seasonal CDD changes.

12 to 15 grounding rods will be installed to limit damage due to lightning strikes. Target installation date is **early March 2021**.

\*Homeowners with driplines should contact Greenscapes to discuss options.

The Board also approved a motion to implement the **Greenscapes Sod Replacement** proposal (see attached).

Homeowners were sent an earlier version of the proposal on November 18 accompanied by an interim report on our Sod, soil, and irrigation conditions. That report essentially stated that many portions of our Floratam St. Augustine turf are **old**, infested with **crabgrass**, **cinch bugs** and need to be replaced. A number of homeowners responded to that initial proposal. Most expressed a desire to replace their lawn in accordance with the proposal.

Sod options include going with Greenscapes, selecting your own landscaper, or doing it yourself. The Baycrest Board strongly recommends the Greenscapes option since virtually every sod install is shared between neighbors due to continuous lawns running across two or three properties. That led to a shared cost concept which is built into the new proposal with **costs split between homeowners** (i.e, 50% each between 2 properties or 33% each across 3 properties).

Planting will likely take place in **late February/early March** to coincide with the completion of the two wire Single Controller which gives us the best water management not only for new lawns but also for established lawns.

Payment arrangements will be finalized over the next month. Greenscapes will send a proposal to all affected homeowners and **create an invoice for all who return a signed proposal. An initial deposit may be required.** Those who opt out\* of replacing sod through Greenscapes will be removed from the final schedule.

Greenscapes will conduct a **post irrigation inspection** to insure proper irrigation coverage. Cost will be billed to Baycrest, all or most of which should be offset by a Good Faith discount of \$3,091 granted by Greenscapes as part of their pro-active pledge to help restore Baycrest lawns.

**Residents will be encouraged to be pro-active as well, by** observing progress hand watering hard to reach spots, or requesting a work order if further irrigation adjustments are required.

\*Noncomplying homeowners who do nothing could be cited if problem lawns become an eyesore or encroach on their neighbor's newly planted sod.

The final motion approved by the Board was the adoption of **bronze lanai cages** for any cage replacements or new installations. This is in keeping with the Pelican Landing standard (**bronze cages**) and the wishes expressed by a number of Baycrest homeowners who want to upgrade/modernize their lanais.



14370 Collier Blvd., Naples, FL 34119  
 Phone: 239.643.4471 • Fax: 239.643.3025  
 E-mail: service@greenscapesfl.com

## Proposal

To: Baycrest Homeowners Association  
 c/o Gulf Breeze Management  
 8910 Terrene Court Ste 200  
 Bonita Springs, FL 34135

Proposal: 126428

Date: 10/15/20

### Reference

Sod renovation

### Service Representative

Phillip Estes

Qty		Units	Price	Extended
	<b>Flag all areas to be removed.</b>			
	<b>Remove and replace all areas to – dirt levels. Install new sod directly to prepared soil and remove all debris.</b>			
	<b>25200- 25202 Front cost share.</b>			
315.00	Floritam Sod- Sq ft	SqFt	1.05	\$330.75
	<b>25210 -25212- 25214 Front cost share.</b>			
50.00	Floritam Sod- Sq ft	SqFt	1.05	\$52.50
	<b>25220-25222-25224 - Front, cost share.</b>			
140.00	Floritam Sod- Sq ft	SqFt	1.05	\$147.00
	<b>Between 25224 - 25230 cost share.</b>			
40.00	Floritam Sod- Sq ft	SqFt	1.05	\$42.00
	<b>25230- 25232-25234 Front cost share.</b>			
290.00	Floritam Sod- Sq ft	SqFt	1.05	\$304.50
	<b>Between 25234 -25240 cost share.</b>			
220.00	Floritam Sod- Sq ft	SqFt	1.05	\$231.00
	<b>25240-25242-25244- Front cost share.</b>			
465.00	Floritam Sod- Sq ft	SqFt	1.05	\$488.25
	<b>Between 25244 - 25250 cost share.</b>			
150.00	Floritam Sod- Sq ft	SqFt	1.05	\$157.50
	<b>Between 25252 - 25260 cost share.</b>			
1,600.00	Floritam Sod- Sq ft	SqFt	1.05	\$1,680.00
	<b>Between 25262 - 25270 cost share.</b>			
100.00	Floritam Sod- Sq ft	SqFt	1.05	\$105.00
	<b>25270-25272-25274 Front cost share.</b>			
140.00	Floritam Sod- Sq ft	SqFt	1.05	\$147.00
	<b>Between 25274 - 25280 cost share.</b>			
180.00	Floritam Sod- Sq ft	SqFt	1.05	\$189.00
	<b>25280- 25282-25284 Front cost share.</b>			
170.00	Floritam Sod- Sq ft	SqFt	1.05	\$178.50
	<b>Between 25284 - 25290 cost share.</b>			
180.00	Floritam Sod- Sq ft	SqFt	1.05	\$189.00
	<b>25290- 25292-25294 Front cost share.</b>			

## Greenscapes of Southwest Florida, Inc.

Proposal: 126428

To: Baycrest Homeowners Association

275.00	Floritam Sod- Sq ft	SqFt	1.05	\$288.75
	<b>Between 25294 - 25300 cost share.</b>			
210.00	Floritam Sod- Sq ft	SqFt	1.05	\$220.50
	<b>25300-25302-25304 Front cost share.</b>			
220.00	Floritam Sod- Sq ft	SqFt	1.05	\$231.00
	<b>Between 25310 - 25312 cost share.</b>			
75.00	Floritam Sod- Sq ft	SqFt	1.05	\$78.75
	<b>Between 25330 - 25332 cost share.</b>			
300.00	Floritam Sod- Sq ft	SqFt	1.05	\$315.00
2.00	Top Soil- Yard	Yard	76.91	\$153.82
	<b>Between 25332 - 25340 cost share.</b>			
500.00	Floritam Sod- Sq ft	SqFt	1.05	\$525.00
3.00	Top Soil- Yard	Yard	76.91	\$230.73
	<b>25340-25342-25344 Front cost share.</b>			
210.00	Floritam Sod- Sq ft	SqFt	1.05	\$220.50
	<b>25350- 25352-25354-Front cost share.</b>			
355.00	Floritam Sod- Sq ft	SqFt	1.05	\$372.75
	<b>25360-25362-25364 Front cost share.</b>			
380.00	Floritam Sod- Sq ft	SqFt	1.05	\$399.00
	<b>Between 25374 - 25380 cost share.</b>			
75.00	Floritam Sod- Sq ft	SqFt	1.05	\$78.75
	<b>25380-25382 Front cost share.</b>			
150.00	Floritam Sod- Sq ft	SqFt	1.05	\$157.50
	<b>25390- 25392-25394 Front cost share.</b>			
270.00	Floritam Sod- Sq ft	SqFt	1.05	\$283.50
	<b>Between 25394 - 25400 cost share.</b>			
120.00	Floritam Sod- Sq ft	SqFt	1.05	\$126.00
	<b>25400-25402-25404 Front cost share.</b>			
260.00	Floritam Sod- Sq ft	SqFt	1.05	\$273.00
	<b>Between 25404 - 25410 cost share.</b>			
60.00	Floritam Sod- Sq ft	SqFt	1.05	\$63.00
	<b>25410-25412-25414 Front cost share.</b>			
300.00	Floritam Sod- Sq ft	SqFt	1.05	\$315.00
	<b>Between 25414 - 25420 cost share.</b>			
80.00	Floritam Sod- Sq ft	SqFt	1.05	\$84.00
	<b>25420 - 25422-25424 Front cost share.</b>			
330.00	Floritam Sod- Sq ft	SqFt	1.05	\$346.50
	<b>Between 25424 - 25430 cost share.</b>			
40.00	Floritam Sod- Sq ft	SqFt	1.05	\$42.00
	<b>25430 - 25432 25434- Front cost share.</b>			
110.00	Floritam Sod- Sq ft	SqFt	1.05	\$115.50
	<b>Between 25434 - 25440 cost share.</b>			
60.00	Floritam Sod- Sq ft	SqFt	1.05	\$63.00
	<b>25440-25442-25444 Front cost share.</b>			
45.00	Floritam Sod- Sq ft	SqFt	1.05	\$47.25
	<b>25450 - 25452-25454-Front cost share.</b>			
600.00	Floritam Sod- Sq ft	SqFt	1.05	\$630.00
	<b>Between 25454- 25460 cost share.</b>			
320.00	Floritam Sod- Sq ft	SqFt	1.05	\$336.00
	<b>25460-25462-25464 Front cost share.</b>			

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425.00	Floratam Sod- Sq ft	SqFt	1.05	\$446.25
	<b>25241-25243-25245 Front cost share.</b>			
160.00	Floratam Sod- Sq ft	SqFt	1.05	\$168.00
	<b>25251-25253-25255 Front cost share.</b>			
180.00	Floratam Sod- Sq ft	SqFt	1.05	\$189.00
	<b>25257-25259 Front cost share.</b>			
70.00	Floratam Sod- Sq ft	SqFt	1.05	\$73.50
	<b>Between 25259 - 25261 cost share.</b>			
800.00	Floratam Sod- Sq ft	SqFt	1.05	\$840.00
	<b>Across from 25272</b>			
600.00	Floratam Sod- Sq ft	SqFt	1.05	\$630.00
	<b>25279-25281-25283 Front cost share.</b>			
360.00	Floratam Sod- Sq ft	SqFt	1.05	\$378.00
	To cover roots.			
1.00	Top Soil- Yard	Yard	76.91	\$76.91
	<b>Across from 25292 rear of properties belongs to 25353-25355-25357, cost share.</b>			
180.00	Floratam Sod- Sq ft	SqFt	1.05	\$189.00
	<b>25301-25303 Front cost share.</b>			
450.00	Floratam Sod- Sq ft	SqFt	1.05	\$472.50
	<b>Between 25301 - 25303 (warranty)</b>			
660.00	Floratam Sod- Sq ft	SqFt	0.00	\$0.00
	<b>25303- Front (warranty)</b>			
500.00	Floratam Sod- Sq ft	SqFt	0.00	\$0.00
	<b>25353-25355-25357 Front cost share.</b>			
420.00	Floratam Sod- Sq ft	SqFt	1.05	\$441.00
	<b>Across from 25364 - 25370 rear of properties belongs to 25279 -25281-25283, rear cost share.</b>			
650.00	Floratam Sod- Sq ft	SqFt	1.05	\$682.50
	<b>25379- 25381-25383 Front cost share.</b>			
735.00	Floratam Sod- Sq ft	SqFt	1.05	\$771.75
	<b>Along road across from 25400 belongs to 25241-25251 cost share.</b>			
180.00	Floratam Sod- Sq ft	SqFt	1.05	\$189.00
	<b>25411- 25413 Front cost share.</b>			
60.00	Floratam Sod- Sq ft	SqFt	1.05	\$63.00
	<b>25417-25419 Along road.</b>			
70.00	Floratam Sod- Sq ft	SqFt	1.05	\$73.50
	<b>All areas around pool where needed.</b>			
1,100.00	Floratam Sod- Sq ft	SqFt	1.05	\$1,155.00
1.00	Client Professional Discount		-3,091.00	-\$3,091.00

**PLEASE NOTE:** Upon completion of this approved landscape renovation, a **POST IRRIGATION INSPECTION** will need to be performed to insure proper irrigation coverage. This inspection is not part of this proposal and will be billed on time and material basis.

To: Baycrest Homeowners Association

Greenscapes is not responsible for any damage to pipes, drains or wires that are not clearly and accurately marked.

A 50% deposit is due upon acceptance; Balance due upon completion.

Visa - Mastercard - Discover accepted

Subtotal:	\$13,986.71
Taxable:	\$13,986.71
Tax:	\$909.14
Total:	\$14,895.85

Accepted By: \_\_\_\_\_

FOR OFFICE USE ONLY

Prices good for thirty (30) days from the date of the Proposal

FIELD NOTES: EH \_\_\_\_\_ MC \_\_\_\_\_ AH \_\_\_\_\_ MISC \_\_\_\_\_

**Proposal #9334****Date: 1/29/2021****Customer:**

Cathy Avenatti  
Gulf Breeze Management  
Services, LLC.  
8910 Terrene Court Ste 200  
Bonita Springs, FL 34135

**Service Address:**

Baycrest Homeowners  
Association  
8910 Terrene Court Ste 200  
Bonita Springs, FL 34135

**Irrigation Enhancement - Conversion to Single 2-Wire System**

**Convert multi-clock system to single 2-wire system using Hunter equipment: Based on Proposal #124600 dated 6.25.2020**

This proposal is for removing ninety-one existing controllers and installing one central 2-wire controller near the water source. New jacketed two-wire will be run throughout the community to each valve location and individual two-wire decoders installed. Direct boring under the main entrance and roadway to pool island, as well as under thirty driveways will be necessary and is included in this proposal. A flow meter will be installed at the water source and connected to new controller to monitor flow and operation of system. A cellular module will be installed in the new controller to allow for remote cloud monitoring of the system. A new wireless rain sensor will also be installed to allow for shut down of system if adequate rain is received.

\*\*\*Note: A cellular plan is needed to operate the Centraulis cloud-based central control software. Once the equipment is installed, the Hunter Industry's site can be visited and a third-party plan chosen (usually between \$10 - \$25 per month.)

**Services Billed Upon Completion**

Description of Services	Qty	UOM	Unit Price	Total Cost
<b>Irrigation</b>				
Irrigation Parts & Labor	1.00			\$96,970.81
			<b>Total</b>	<b>\$96,970.81</b>

\*Applicable taxes will be included on invoice.

# **PAYMENT SCHEDULE**

<b>SCHEDULE</b>	<b>PRICE</b>
10% Deposit Upon Acceptance	\$9,697.08
1st Installment	\$4,848.54
2nd Installment	\$4,848.54
3rd Installment	\$4,848.54
4th Installment	\$4,848.54
5th Installment	\$4,848.54
6th Installment	\$4,848.54
7th Installment	\$4,848.54
8th Installment	\$4,848.54
9th Installment	\$4,848.54
10th Installment	\$4,848.54
11th Installment	\$4,848.54
12th Installment	\$4,848.54
13th Installment	\$4,848.54
14th Installment	\$4,848.54
15th Installment	\$4,848.54
16th Installment	\$4,848.54
17th Installment	\$4,848.54
18th Installment	\$4,848.55
	<b>\$96,970.81</b>

By Steven Reynolds  
 Date January 29, 2021  
**Greenscapes of Southwest  
 Florida**

By Kevin Hays - Baycrest  
 Date 2/1/21 Board  
**Gulf Breeze Management  
 Services, LLC.**