

**BAYCREST AT PELICAN LANDING HOMEOWNERS  
ASSOCIATION, INC.  
BOARD MEETING MINUTES HELD ON MARCH 19, 2014  
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

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

ACSMC Committee: Janet Lieb, Peaches Scarce and Creighton Phillips  
Representing Gulf Breeze Management Services LLC: Nancy 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 Marilyn Hara, seconded by Ralph Scarce, and carried unanimously to approve the February 21, 2014 board meeting minutes.

**CDD Report on South Gate**

Nelson Glueck, vice chair of the Bay Creek CDD, gave a presentation on improving the south gate area. Some goals are to get more colorful plantings and improve the look of the entrance. He is asking for owners to give suggestions and then the CDD Board will put together a specification for a landscape architect to work from. They would like suggestions prior to their April meeting. Swann Fredrickson will leave a poster at the pool house and send an email asking residents for comments which she will forward to Glueck.

**Property Manager Report**

- 1) Attached is CPS's proposal for new filter & canister
- 2) Attached are four proposals for chemical roof cleaning:
  - a) Noel at \$12,600.00
  - b) Trafford at \$9,920.00
  - c) 3-2-1 Blast Off at \$9,900 which is \$4,950 twice a year
  - d) McDonald's algaecide treatment at \$6,825.00
- 3) Landscaping Issues:
  - a) 25460 needs to replace some dying ixoras in front
  - b) 25260 needs to replace dead ixora
  - c) 25304 needs to replace plants in front of utilities for better coverage and replace a dead Eugenia in the privacy hedge on the side
  - d) 25330-25322 needs to replace plants to cover utilities
  - e) 25353 needs plants to cover utilities

On motion by Toni Paoello, seconded by Swann Fredrickson and carried unanimously to have the property manager write letters to owners to correct landscaping issues as per item 3 above.

CPS, the new pool company, sent a proposal to either repair the aging canister and replace the filters or replace the canister & filters with the newest model. On motion by Toni Paoello, seconded by Marilyn Hara and carried unanimously to approve replacing the whole canister at \$650.00.

The board reviewed the four roof chemical cleaning options but tabled this issue until the next meeting when more information can be obtained about the nature of the chemicals used, references, warranty and other issues.

## **Committee Reports**

### **Finance**

Don Coulson reported the association had some higher expenses than normal but is still showing a surplus for the year. The pool expenses have been higher than normal and so have irrigation and electricity costs. Some of this is just due to the time of year and these will even out later in the year. There was one delinquency but they have paid.

Don recommended, and the Board agreed, that the December board meeting currently scheduled for December 17<sup>th</sup> be moved a week earlier to December 10<sup>th</sup>. This is the budget approval meeting and the coupons need to go out soon after in order for the owners to get them timely.

Don recommended that capital contribution funds received from new owners be held in a separate account. This account is to be used for capital improvements including new capital projects or to supplement current reserve funds, at the discretion of the Board. On motion by Don Coulson, seconded by Marilyn Hara and carried unanimously, starting January 1, 2014, capital contributions will be held in a separate fund for the purposes described above.

Don Coulson is also recommended that Swann Fredrickson be added as a signatory on the Everbank accounts and she agreed to do so.

### **Social Report**

Swann Fredrickson noted that the Farewell Fling will be held April 7. The committee is looking for volunteers to be on the committee and help plan next year's events.

### **Pool Report**

None.

### **Lease & Sales**

JC Linegar noted that they approved the following lease:

- 25284 from Nov. 2014 – April 2015

### **ACSMC**

Janet Lieb noted they recommended approval of the following ARC's:

Cardone – request to add a 36" square concrete pad next to his lanai door

Rife – request to remove oak tree by driveway due to continuing paver damage

On motion by Marilyn Hara, seconded by Toni Paoello and carried unanimously to approve the Cardone ARC.

On motion by Ralph Searce, seconded by Marilyn Hara and carried unanimously to approve the Rife tree removal.

Don Coulson noted that the association was billed for an irrigation repair that resulted from the tree removal at 25370. It could not be determined if the tree company damaged the irrigation, the paver company did the damage or if the irrigation broke because of the roots. On motion by Ralph Searce, seconded by Marilyn Hara and carried by all but Don Coulson, JC Linegar and Toni Paoello to approve having the association pay the invoice. The motion passed with a 4 to 3 vote.

### **UOC Report**

Swann Frederickson gave the UOC report which she will on the Baycrest website. The biggest issue noted related to dogs being unleashed and owners not following the rules regarding leashes and cleanup. Residents should also be aware that there will be recording devices at the entry gates and the patrol will also wear recording devices. The beach attendance in February was the largest ever – over 10,000. Steps are being taken to increase the permitted occupancy from 480 to 600 to accommodate the increase in usage. If the permit is received, more chairs and umbrellas will be purchased.

Swann noted that she will be resigning as the UOC rep and that Bill Douglas will be the new UOC rep. Swann volunteered to be the alternate when Bill cannot attend meetings. The Board unanimously approved Bill's appointment as the UOC rep and Swann as the alternate.

### **Other**

The paver work in front of the pool entrance has been completed at a cost of \$1,486.00. While the oak trees could continue to cause a problem with the pavers, the board will address this as needed.

The bathroom repair has been approved and Bear Coast Construction will be doing the work soon.

JC Linegar noted he wanted a meeting with Tom Moore of Moore Landscaping along with the ACSMC chair, Janet Lieb and the property manager. He felt there were issues in the contract to be discussed.

Creighton Phillips reported that finding a roofing company to repair roofs was not going to work as an association project. Roofing companies want the approval of each owner before doing any work.

Since the roofs are coming due to be reroofed, it was suggested that a committee be formed to study the issue and come up with a plan to address the issue on a community wide basis. The Board needs to define the committee role and then find volunteers. Swann will send out an email asking for volunteers for this and the social committee.

**Next Meeting**

The next meeting April 16, 2014 at 7:00 P.M. at the PLCA.

With no further business, the meeting was adjourned at 8:40 P.M.

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