

BAYCREST AT PELICAN LANDING HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES HELD ON JANUARY 25, 2023

Directors Present: Pat Emerson, Toni Paoello, Dave Robb, Amy Spiegel, and Miki Knoche

Directors Not Present: Lynda Moryl and Jennifer Seefeld

Representing Gulf Breeze Management Services Inc.: Cathy Avenatti

The meeting was called to order at 10:00AM and quorum was established.

APPROVAL OF MINUTES

Miki Knoche made the motion to approve the Board of Director meeting minutes as written from December 28, 2022. Toni Paoello seconded the motion. All were in favor and the minutes were approved as written.

COMMITTEE REPORTS

Financial Report for Board Meeting

January 25, 2023

December 2023 Financial Statements:

December financial statements have not been completed by Gulf Breeze. The accountant was ill and not able to have them ready for our board meeting. When they are completed, I will review and send them to Board Members and have the results posted on the website.

November 2023 Financial Statement Update:

In my November report, I noted that two Corrections were needed to November's financial statements. Corrections were not able to be done prior to our December 28, 2022, board meeting because the Gulf Breeze accountant was on holiday.

1. The Income Statement YTD results do not roll forward. I discovered that October's YTD results plus November activity in Building Pest Control reflects that a \$54 entry was made in October's financials after I reported results.

On 1/20/23, the GB accountant verified that an invoice was posted to October after results reported. He corrected October's financials. Updated October financials and updated Summary Report have been posted to the website.

2. There was a \$125 expense for Carter Fence that has been charged to Misc. Maintenance Exp-AC#8290 and is a Hurricane Expense that should be in #8898. Adjusting entry needed to correct. GB accountant to fix in December's financials.

AC# 3129-Lessee Security Deposits

The Balance of the account at 11/30/22: \$7500

Cathy Avenatti has reimbursed 5 lessees and sent 2 USPS Registered Return Receipt letters to lessees.

The account balance in December will be reduced with these reimbursements being made. Once it has been determined that Gulf Breeze cannot locate the remaining lessees, the balance of the funds will be reported and remitted to the State of Florida. **The deadline for filing is May 1, 2023.**

Advisory Groups

Social Committee

We continue to need a Chairperson for the Social Committee in Baycrest.

The duties of the Chairperson include:

Setting meeting times and sending reminders to committee members

Creating a meeting agenda that lasts no more than one hour

Setting calendar dates for community social events during season

Requesting the committee members to volunteer for tasks that need to be done for the social events.

REMINDER: The first Thirsty Thursday of the New Year will be on January 5, 2023, at 5:00 p.m. This will be a BYOB and appetizer to share format. A follow-up email with flyer will be sent to all residents.

Since no one has volunteered to be the Chairperson for the Baycrest Social Committee, we will not be having our annual dinner in February after the board meeting.

The Committee has funds available from last year's raffle of the wood carving donated by Joan Geerlings. We would like to use these funds to support a neighborhood social activity; however, we need a chairperson and committee members to plan the event.

Pool

New Pool Technician - Our new pool technician from Colonial Pool & Spa is Francisco. Will has been promoted to doing repair work only. He called me and said that I can call and contact him any time with questions or to seek advice.

Spa Heater - If everything goes as planned yesterday, the spa heater will be repaired today.

Gym & Women's Restroom AC Units - We are now waiting for parts for both the gym AC unit and the women's restroom unit. Recently, I spoke with the contractor who installed the units and was told that their supplier has no knowledge of when the parts will arrive.

Landscaping/Irrigation

Irrigation Report - Since we are entering the dry season, residents have one of two options to deal with dry lawn and garden issues: (1) Hand water if possible and/or (2) send a request for supplemental water to Service@Greenscapesfl.com. Leave your name, address and phone number and state the area(s) requiring additional water.

Gusher found Saturday evening, 1/21. Irrigation system turned off until Greenscapes can repair the gusher. A Service request has been mailed and phoned in.

Lease & Sales Review

Two units on market 25272 and 25344.

ACMSC

New landscaping at the entrance medians will begin on 1/31 and be completed on 2/1. The CDD annuals will remain. Looking to include lights.

Welcome Committee

Sales activity slowed down in Baycrest during the last quarter. The only new owners since our last report are John and Joyce Federici who closed on 25340 Galashields Circle (formerly Coburns) in November. John and Joyce have a home in Rhode Island and will not be full-time residents.

We missed meeting with them when they were here for a short time in December and have reached out to schedule a get together this month.

Website/Newsletter Committee

1. We are still investigating website companies.
2. We are in the process of having the sign company NGS Signs mockup designs based on font ideas. The company is very backed up so designs will be submitted later this month for board review first. We will then take our top choices to the community for a vote.
3. The February Newsletter will be sent the first week in February. Any content that should be added should be sent to Jennifer Seefeld by January 29.
4. Please continue to go to our website for important information like Board minutes, committee contact info, financials, etc.

Pool Surround Committee

Furniture for the social room has been purchased and should arrive soon. Four tables and 16 chairs with leather seats were chosen.

Hardscape Committee

- AED on order. No ETA at this time.

PLCA Board Liaison Update

1. Delayed timeline on documents revision. Dates to be determined.
2. Many continued problems with PLCA website created by 1st Service. We will be moving to a website by North Star. Timing uncertain.
3. Looking into improving the technical system used for community center meetings. Difficulty clearly hearing the board members.

OLD BUSINESS

Special Assessment

Ian Clean Up – **MOTION:** Pat Emerson made a motion to approve the Ian Clean amount of \$37,682.60. Dave Robb seconded the motion. In Favor: Pat Emerson, Dave Robb, Amy Siegel. Opposed: Toni Paoello and Miki Knoche. Motion passed 3-2 in favor.

Approve Assessment Amount – **MOTION:** Pat Emerson made a motion to approve the Special Assessment amount of \$418.70 per owner. Dave Robb seconded the motion. In Favor: Pat Emerson, Dave Robb, Amy Siegel. Opposed: Toni Paoello and Miki Knoche. Motion passed 3-2 in favor.

Assessment Due Date: **MOTION:** Pat Emerson made the motion to invoice owners on February 15th (if Gulf Breeze has the bandwidth, if not February 20th) with a due date of April 15th (or April 20). Dave Robb seconded the motion. All were in favor and the motion passed.

NEW BUSINESS

No New Business was discussed.

OPEN DISCUSSION

Insurance questions–

How will Baycrest Insurance be applied (if at all) to Ian recovery? Baycrest's losses were limited to landscape clean up and tree damage clean up. Our insurance does not cover losses from landscaping/tree damage.

Will future reserves help to supplement future hurricane type losses? We don't provide reserves for hurricane losses, since it is an extraordinary expense. If Baycrest were to have a hurricane loss that was covered by insurance, the operating reserves are available to cover the \$5000 hurricane insurance deductible. Reserving for an unknown event would not be recommended. We would have to increase dues to cover an event that may not happen and for an unknown amount.

Next Meeting

2023 Annual Meeting – February 22, 2023, 3:30pm

Future Board Meetings – Fourth Wednesday, 10am at the PLCA Community Center and GoTo Meetings.

With no further business, the meeting was adjourned at 10:52AM with a motion by Pat Emerson and seconded by Toni Paoletto Meeting was adjourned.

Respectfully submitted by

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