

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON APRIL 10, 2013
AT THE BAYCREST POOL HOUSE**

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

ACSMC Committee: Janet Lieb, Mary Ann Federman and Fe Tavis

Representing Gulf Breeze Management Services LLC: Nancy Weidner

Bill Whelan called the meeting to order at 6:30 P.M. and quorum was established. The notice was posted timely.

On motion by JC Linegar, seconded by Leo Michaels and carried unanimously to approve the March 20, 2013 board meeting minutes.

New Director

There is a vacant position on the board due to Ralph Saltsgaver's move. The two candidates for the position were Dick Gettinger and Swan Fredrickson. By ballot of the Board, Dick Gettinger was elected as the new director..

Marilyn Hara asked to go on record with objections to this appointment, stating that

She had not been informed of Dick Gettinger's candidacy, although other members of the Board were so informed and predisposed to elect him;

She had emailed the entire Board regarding the vacancy, asking to put this on the agenda, informing the Board of Swann Fredrickson's willingness to serve, and asking whether the community as a whole could be informed of the vacancy. There was no response to this emailing;

She stated that 3 unexpired terms had been filled without a general election, but by appointment, and the Board may not represent the full owners' community;

She noted that the new Director is rarely present in the community;

She hopes that more women can be represented on the Board.

Committee Reports

Finance

Don Coulson reported that Baycrest is still doing well financially with no unusual expenses, although the roof cleaning costs will be over budget, yet still covered by reserves. He has had questions on the allocation of capital contributions—those fees paid to the Association by new homeowners. As specified in the Baycrest documents, these funds are put into the general reserves to be used for any purpose that the Board deems suitable. (This is different from the allocations specified in the Pelican Landing documents,) Baycrest could do as the PLCA does, but instead has chosen the above plan.

Social Committee

The Farewell party is scheduled for April 11 poolside.

Pool Report

John Oblak has three proposals for resurfacing the pool and spa from Splash, Baker, and Tri-City, ranging from \$11,000 to \$16,500. John would prefer to use TriCity, the only contractor which offers both construction and maintenance services. Since current equipment, except for the spa heater, is now out of warranty, accepting the TriCity bid would provide better warranty coverage. John, Bill Whelan and Jim Harlan will meet with TriCity to negotiate the best price.

Lease & Sales

The following were approved:

Lease for 25444 for Jan 1 thru April 1, 2014

Lease for 25452 for April 28, 2013 – April 28, 2014

Sale for 25452

Sale for 25360

ACSMC

Mary Ann Federman noted that there are much better results from Moore Landscaping, although she will call them regarding trimmings left on the pool walkway.

Janet Lieb noted that the ACSMC approved Swann Fredrickson's request to replace her ixora hedge with calusia, and the Board unanimously agreed, on motion by Marilyn Hara, seconded by Bill Whelan..

Swann Fredrickson has offered to revise and simplify the ACSMC modification form. The Board will need to review and approve it.

Since some homeowners request various degrees of trimming their birds of paradise and paurotis palms, the committee will establish a trimming policy for Moore to follow for consistency.

The ACSMC will review the type of mulch used in Baycrest as well as the contractor costs for spreading. a darker mulch which might be preferable, and Southeast Spreading has provided a bid that may be very reasonable.

It was noted that Moore Landscaping had sent a proposal for severe cutbacks of shrubbery twice a year, in late spring and early fall. On motion by Bill Whelan, seconded by Marilyn Hara and carried unanimously to approve the Moore trimming proposal, up to a cost of \$2000.

UOC Report

Swann Fredrickson submitted the report, attached to these minutes and available on the Baycrest website.

Property Manager Report

As a result of the last landscape walk on April 4, there were the following that need to be addressed:

25241	hedge very thin so see A/C	need to know how to handle
25352	needs letter to put plants in front of utilities	
25460	needs letter to put plants in front of utilities	
25370	tree roots are a big problem	need to know how to handle
25259	missing plants in hedge	need to know how to handle

The board agreed that the Property Manager will notify these owners by letter.

Pestguard has recently merged with Arrow; and the new company name is Arrow. At this point it appears that the merger will not affect the pest control contract with Baycrest.

Pending Issues

Bill Whelan has noticed chipping paint on a neighbor's mailbox . He felt that this needs to be watched and perhaps Noel contacted on the warranty.

Roof Cleaning

The Board is still reviewing the Noel proposal for pressure cleaning and algaecide.

An owner asked why no other proposals were solicited. He noted that the cost for roof cleaning/algaecide has now gone from \$60.00 per unit to over \$400.00 per unit. Besides that owners will also have to pay to wash their windows, which didn't happen with the McDonald's algaecide treatment. Since the roofs look very clean, this owner did not think it necessary to pressure wash the roofs before more algaecide is applied. The ongoing algaecide treatment with Noel would be double what was paid to McDonald's. He offered to research other possibilities.

The Board explained that they considered McDonald's a poor performance, and that they saw very good results on the roofs of a neighboring community done by Noel. The Noel proposal requires pressure washing before algaecide treatment, includes soffits and exteriors, and does not require walking on the roofs.

Other

The possible additional lanai screening at the poolhouse is on hold until fall. Janet Lieb described a product called virtual screen, an insect repellent system that works as needed and which might eliminate the need to add more lanai screening. Jim Harlan mentioned that if a handicapped ramp is needed, it might be cost effective to install this when changes are made to the poolhouse.

Next Meeting

The next meeting is on June 19, 2013 at 7:00 P.M. at the PLCA.

With no further business, the meeting was adjourned at 7:30 P.M.



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