

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON AUGUST 19, 2015
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Creighton Phillips, Swann Fredrickson; by phone Don Coulson, Marilyn Hara, Toni Paoello, Ralph Searce, and Thomas Shambeau

Directors Absent: None

ACMSC Committee: Creighton Phillips

Representing Gulf Breeze Management Services LLC: Aharon Weidner

Acting on behalf of Ralph Searce, Swann Fredrickson called the meeting to order at 7:00 P.M. and quorum was established. The notice was not posted timely at the pool and any formal actions taken by the Board may need to be reconfirmed at the next meeting. Responsibility for posting the notices will be worked out prior to the next meeting.

Approval of Unapproved Meeting Minutes

On a motion by Ralph Searce, seconded by Thomas Shambeau and carried unanimously, the June 17, 2015 Board of Directors meeting minutes were approved as amended by Swann Fredrickson to add, in the motion at the top of page two, \$312.50 as the dollar amount which would be paid to D&G Sealcoating (1/2 of the crack fill portion of their bill).

Property Manager Report

Aharon Weidner reported that Baycrest had been very quiet recently and that the number of complaints regarding landscaping and irrigation issues had diminished. He also added that the biggest issue he was aware of was the infestation of snails in the irrigation system which continues to clog irrigation heads. Most of the old style filters have now been replaced in the irrigation heads but they continue to clog. He is working on setting up a meeting with Greenscapes and a representative of John Deere who has specific experience dealing with poor quality irrigation water (including snails in the lines) to discuss options for dealing with the problem.

Finance Committee

Don Coulson reported that Baycrest currently has a surplus of about \$2,000 and is running very close to budget - an indicator that the budgeting process for this year was more accurate than in prior year. Don thanked Jan Sagett for identifying several expenditures to be classified as reserve expenditures.

Social Committee

Swann Fredrickson reported that the 4th of July party was successful with about 25 or 30 residents attending. Sheila Phillips reported that some new members are joining the committee and bringing new ideas. Most members are out of town so the committee will be communicating via email to discuss events for the coming year.

Pool Committee

Creighton Phillips reported that the pool area has had a significant amount of work performed including lattice around the equipment and a new shower pole and plumbing. The safety railings have been installed at the step onto the deck and they look good and improve the visibility and safety of the step. John Oblak and John Knoche rebuilt and installed a ramp down to the pool deck between two of the railings. John Oblak installed some new cement tiles at the entrance to the exercise room which helps prevent dirt from being tracked into the exercise room. The pool furniture will be cleaned soon. Swann Fredrickson agreed to continue to try and find white rubber feet for the chairs in order to prevent damage to the floor.

John Oblak noted that residents have been putting trash bags into the pool trash can. Swann Fredrickson noted that residents could throw trash away at the dumpster at the community center if they are leaving town and are unable to put their trash out on the scheduled day. They could also ask a neighbor to take trash out. Resident trash should not be left in the pool trash cans and this will be included in a future communication to residents.

Lease and Sales Review Board

Pet Violation

It came to the Association's attention that new tenants had a dog. Ralph Searce referred to an email sent to the Board from the Association's lawyer regarding pets for leased units. The email confirmed that tenants are not allowed to have pets. The owner was unaware of the pet and has agreed to comply with the rules by either evicting the tenant or having the tenants get rid of the dog. Aharon Weidner noted that the homeowner agreed to resolve the issue by October 1, 2015. Swann Fredrickson noted that homeowners should be reminded that pets are not allowed in leased units and that the Board has no discretion on this issue due to the Association Documents.

John Oblak reported that there have been no sales or leases since the last meeting.

ACMSC

Swann Fredrickson noted that over the past month the plants had recovered well from the hard cuts performed in June and July. The palms are currently being trimmed by GoGreen and several residents complained about damage when the trimmed branches and fruits fell onto plantings under the palms. Swann Fredrickson added that although the palm branches must fall on whatever is planted underneath and some damage is unavoidable, the clean-up crew is too far behind the trimmers and fallen material is not always removed promptly causing further damage. Rain has interfered with the clean up several times resulting in material being left in piles on the street or on owner plants overnight. Aharon Weidner agreed to talk to Go Green regarding the clean-up of debris in a more timely fashion.

Swann Fredrickson reported that the black olive trees at the Hadgis residence had been removed and that Pelican Landing has not yet decided if replacement trees would be needed.

Joe Hammerman noted that the Pelican Landing DRC sometimes receives landscape or architectural modification forms before they have been approved by Baycrest, as required. He returned a request for a satellite dish at 25304 Galashields Circle which did not include Baycrest's approval. He also noted that the location of the dish needs to be identified before it can be reviewed for approval by either Baycrest or the Pelican Landing DRC. Aharon Weidner agreed to contact the owner to determine the proposed location so the application could move forward for Baycrest approval.

UOC

Molly Kiss reported that the UOC had been discussing the turnover from WCI. Once the turnover plans are closer to being finalized information will be distributed to the homeowners.

The beach had an erosion study performed and the erosion issues had been solved. A bird study will be performed on the beach in the near future.

Open Discussion

Creighton Phillips asked about having the pool equipment painted. The cost quoted by CPS was \$350. By consensus the Board agreed to have the pool equipment painted.

Don Coulson reported that one owner who is frequently delinquent however still owes late fees and interest. He asked Aharon Weidner to continue to try and collect the fees.

Creighton Phillips suggested that the Board assemble a committee to develop plans for the pool area renovations scheduled in the near future.

Creighton Phillips asked for the Board to find a replacement for him on the ACMSC committee.

Next Meeting

The next meeting is scheduled for October 21, 2015 at 7:00 P.M. at the Community Center.

There will be meetings on the third Wednesday of November, and December of 2015 at 7:00 P.M. at the Community Center. Watch for notice that the December meeting may be moved a week earlier.

With no further business, and on a motion by Tom Shambeau, seconded by Creighton Phillips, and carried unanimously the meeting was adjourned at 7:54 P.M.

Aharon S. Weidner, CAM, Property Manager
Baycrest Homeowners' Assoc., Inc.