

**MINUTES OF THE ANNUAL MEETING OF THE
BAYCREST HOMEOWNERS' ASSOCIATION, INC.
HELD ON FEBRUARY 12, 2015
AT THE PELICAN LANDING COMMUNITY CENTER**

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

Directors Absent: None

Representing Gulf Breeze Management Services INC: Aharon Weidner, Nancy Weidner

The meeting was called to order at 5:07 PM and quorum was established with thirty-three (33) represented in person and nine (9) represented by proxy. Proof of notice was provided. The President directed the affidavit to be annexed to the Minutes of this Meeting and made a permanent part of the Association's official records.

JC Linegar noted that there were some new residents in attendance and asked them to introduce themselves.

On motion by Marilyn Hara, seconded by Toni Paoello and carried unanimously, the membership approved the annual meeting minutes of February 21, 2014.

Nominations for Director

JC Linegar described the election process and introduced Ralph Searce as a candidate for the Board. He thanked Mary Ann Federman, whose term was ending, for her service as a board member. It was noted that Mary Ann Federman was not seeking another term on the Board. President Linegar opened the floor for nominations for director. Swann Fredrickson nominated Creighton Phillips. Bob Paoello nominated Bill Douglas. Nominations were closed.

The candidates for the two positions open were:

- Bill Douglas
- Creighton Phillips
- Ralph Searce

Ballots were given out and a committee of volunteers counted the ballots with Nancy Weidner. The volunteers were Gerald Carmody and Theodore Ferris.

Officer Reports

JC Linegar reported that the Association had been busy over the past year. The Association hired a new landscaper who recently completed an irrigation audit

and landscape audit of each home, and the Board obtained a professional study of reserves and homeowner roofs.

Marilyn Hara thanked JC Linegar for his leadership as president of the association. She also thanked Mary Ann Federman for her service on the Board. Mrs. Hara reported that the ACSMC committee (Janet Lieb, Peaches Scearce and Creighton Phillips) served multiple roles including aesthetic controls and landscaping. She noted that Baycrest could always use more volunteers to help keep the community beautiful.

Don Coulson thanked the finance committee including Jan Sagett, Swann Fredrickson, and Ralph Scearce. Mr. Colson also thanked JC Linegar for his service to the community as president.

Swann Fredrickson thanked the Board members and JC Linegar for his leadership during the year. She asked homeowners to be sure she had an email address for them since many documents and notices are sent via email. Minutes and other documents are posted on the website www.baycrestonline.org. She also suggested that more volunteers were needed to help with the website and other committees.

Mary Ann Federman thanked everyone on the Board for their service. Mrs. Federman also noted that serving on the board was a good learning experience.

Toni Paoello reported that she enjoys the work that the board performs and thanked everyone for their support of the community.

Ralph Scearce welcomed more volunteers from the community to help make Baycrest a great place that people from other communities will talk highly of. He hoped to continue good financial stewardship of Baycrest.

Committee Reports

Roof Committee

Mr. Scearce reported that the roof committee, comprised of Stephanie Coburn, Don Hannigan and Ralph Scearce, had completed some preliminary reviews during the past year and would continue to review roof issues at the request of the Board.

Stephanie Coburn researched what other similar associations were doing in terms of planning and funding roof replacements. She also investigated what degree of control those Association's documents gave their Boards in respect to roof replacements. Mr. Scearce read a letter recently sent to Mrs. Coburn by Adler roofing noting that it would be impossible to reroof one unit in a building without doing the other units at the same time. This was primarily due to the

current tiles being discontinued and a the fact that all manufacturers produce tiles with different dimensions. Don Hannigan had researched the documents to see what, if any, control the Baycrest board had over reroofing of home. Ralph Searce had looked into building code changes. Two significant changes have taken place since the roofs were built including closer nail spacing in the plywood deck and the type of underlayment used. Mr. Searce noted that the primary issue of concern in Baycrest is that currently the only means to force a neighbor to reroof in the event of a roof mate not being willing to do so is through a lawsuit.

JC Linegar reported on a roof analysis performed by Reserve Advisors in conjunction with the formal reserve study. Mr. Linegar noted that the study included current and future replacement cost estimates and estimated that the roofs would need to be replaced beginning in approximately five years. That study will be available on the website together with the full reserves study.

ACSMC

Marilyn Hara reported that the board had recently hired a new landscaper and that the transition to the new company was progressing. Mrs. Hara noted that all homeowners should have recently received a letter from the new landscaping company, Greenscapes, with information on the condition of the existing landscaping around each home. She added that the recommendations were not requirements and that if anyone was interested in having any of the recommended work performed that the owners contact Greenscapes directly.

Marilyn added that the results of the irrigation audit performed by Greenscapes were being prioritized and that the association would be evaluating the recommendations. It was noted that the infrastructure was found to be in good shape. Mrs. Hara added that the pruning had been improved and that a hard pruning would occur in late April or early May. Mrs. Hara note that many of the weeds growing in the sod were difficult to treat due to the environment and the restrictions placed on the use of pesticides and herbicides.

Several homeowners noted that they were unhappy with the dark color of the mulch that was used this season because falling oak leaves stood out.

Social

Sheila Phillips reported that they have operated without a chairperson. Mrs. Phillips added that they had held a 4th of July party and put together the party this evening. Sheila thanked Toni Paoello for providing new residents with information books and welcoming them to the community. Mrs. Phillips thanked Howard Geerling for donating the hand carved pair of cardinals being raffled off tonight to support the social committee. She noted that the committee operates off of funds raised at social events and from donations.

Reserve Study Committee

JC Linegar thanked Jan Sagett for the time and effort put into coordinating the reserve study along with the finance committee.

Jan Sagett reported that this was the third reserve study performed by Baycrest and he was very pleased with the level of detail provided in the report by Reserve Advisors and thought it the best report Baycrest had ever received. Mr. Saggett noted the study was still in draft form but would be published on the web site soon. The Finance Committee recommended that the Board update the study every three years.

The study advises that the reserves will need some additional funds to be fully funded in future years and JC Linegar noted that this can probably be accomplished without any impact on dues given the current state of Baycrest finances.

Finance Committee

Don Colson thanked the finance committee for their input and time spent working on the finances of the association. Mr. Colson also thanked Aharon Weidner and the accounting staff at Gulf Breeze Management for doing a good job handing the bookkeeping for Baycrest.

Mr. Colson reported that the Association had a surplus of approximately \$38,000 for 2014 and had budgeted to use about \$13,000 towards operating funds in 2015. The remaining funds are to be held in an operating account to help fund any deficit in the reserves or to accomplish any major projects such as irrigation repairs. Don also added that Baycrest had received \$6100 in capital contributions during 2014 from the sale of homes.

On a motion by Don Colson, seconded by Swann Fredrickson, and carried unanimously the membership approved complying with Revenue Ruling 70-604 to carry over any excess revenue, allowing the Baycrest Homeowners Association the choice of filing either tax form 1120 or 1120H for tax year 2014.

Open Discussion

JC Linegar thanked Molly Kiss for sending condolence gifts to the families of those residents who passed away over the past year. JC Linegar thanked Aharon and Nancy Weidner from Gulf Breeze for their assistance taking care of Baycrest.

Larry Bell noted that he continuously observed garage doors being left open in Baycrest and questioned whether Baycrest could enforce or change the

requirement that doors be kept closed. JC Linegar noted that this is a PLCA regulation and security enforces that rule.

Toni Paolello noted that all dogs are to be kept on a leash at all times.

Election Results

The two persons elected to the board with terms expiring in 2018 are Creighton Phillips and Ralph Searce. The Board wanted to thank them for taking time to serve the community.

With no further business, the meeting was adjourned at 6:33 P.M.

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