

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON APRIL 17, 2019
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Paul Dickensheets, Lynda Moryl, Toni Paoello, Anthony Palmerio, Creighton Phillips, and David Robb

Directors Absent: Tim Shepherd

ACSMC Committee: Peaches Searce

Representing Gulf Breeze Management Services Inc.: Aharon Weidner

Creighton Phillips called the meeting to order at 5:00 P.M. and quorum was established.

APPROVAL OF MINUTES

On a motion by Anthony Palmerio, seconded by Toni Paoello, and carried unanimously the Board approved the March 20, 2019 board of directors meeting minutes as corrected.

PROPERTY MANAGER REPORT

Aharon Weidner reported that irrigation repairs have begun spiking as anticipate this time of year. In addition to the annual spike in Irrigation issues, a number of proposals have been obtained for irrigation projects. Stahlman-England had provided a monthly price of \$1300 to perform checks of the entire irrigation system every month. Additionally, the contractor recommended having the main lines for the irrigation system treated with Chlorine and flushed for a cost of \$7900. It was noted that the flushing would probably cause an increase in the number of clogged sprinkler heads as the chlorine loosens any debris in the lines and that a complete check of the entire irrigation system will be needed following the chlorine treatment.

On a motion by Paul Dickensheets, seconded by Toni Paoello, and carried unanimously the Board approved spending up to \$10,000 to flush the irrigation system and perform an additional wet check to clean all debris left in the lines.

PRESIDENTS REPORT

Creighton Phillips reported that the community has had a busy past 30 days. The bathroom renovation project has been moving forward, landscape architects have been interviewed, and a salt water pool conversion has been investigated.

Finance

Anthony Palmerio reported that as of March 31, 2019 the operating account had \$113,000 and reserves totaled \$317,000.

Social Committee

Creighton Phillips reported that there was a going away brunch that was a very enjoyable time. 54 residents attended the event.

Pool Committee

David Robb reported that the old crank valve was removed, and a new system was fabricated. Mr. Robb noted that the repair was not authorized. The pump which operated the pool filtration system was failing and replaced with a new pump. David Robb reported on two possible systems for a salt water conversion. It was noted that one system would cost \$4350 and a second system would cost \$6500. Pool Doctor didn't see any advantage of going with the more expensive system.

On a motion by David Robb, seconded by Linda Moryl, and carried unanimously the Board tabled consideration to convert to a salt water pool project until November of 2019.

David Robb suggested that Aharon Weidner contact Pool Doctor regarding stain removal from the pool surface.

Clubhouse Renovations

Linda Moryl reported that the committee has been investigating materials to be used in the exercise room and bathrooms. Sample tiles and carpet were presented to the community along with paint colors. It was noted that the tiles and paint colors presented were not necessarily the final choice.

Creighton Phillips noted that a new revision of the plans had been received. He added that the drawings would be used to obtain proposals from various contractors.

Lease and Sales Review Board

John Oblak reported that 24230 had submitted a lease request which was approved.

ACMSC

Kelly Kissiah reported that 24 applications had been processed. Approximately 60% of the roofs have been completed. The remainder are waiting on tile to complete the roof replacements.

Creighton Phillips reported that the Landscape and Beautification committees had met with two landscape architects. It was noted that a complete design was not needed and that a consulting engagement may be more appropriate. Peaches Scarce noted that Paul Klens and John Rives were interviewed. Peaches Scarce noted that the landscape and beautification committees both recommended that Paul Klens be engaged to assist on an as needed basis to assist in landscape refurbishment.

On a motion by Linda Moryl, seconded by David Robb, and carried unanimously the Board agreed to sign a letter of engagement with W.J. Johnsons & Associates and utilize their

services to provide recommendations for landscaping improvements in the common areas of Baycrest on an hourly basis.

Welcome Committee

Kelley Kissiah noted that there was a wine and cheese welcome event in March.

Document Review Committee

Don Coulson reported on the committee's findings. He noted that there was an article in the Naples Paper regarding document rewrites. A detailed report is attached to these minutes.

PLCA Board Liaison

Karlene Dziesupek reported that the President's Report noted that resales are the highest they have been since 2016. The primary draw to Pelican Landing has been reported to be low HOA fees and the beach. Only 510 people had expressed interest in the new voice remote from Hotwire. The agreement with JRL to provide landscape architecture services was approved. The new annual planting schedule is for April, September, and January. The Fitness Advisory Group has been renamed the Wellness Advisory Group. The community center renovation is now in the second stage which includes having an architect inspect the building for electrical and mechanical capabilities for a cost of \$9750.

OLD BUSINESS

Roof Replacement

Paul Dickensheets reported that he reviewed the proposed specifications from Crowther. Aharon Weidner noted that he would sign off on the specifications from Crowther and get the job moving forward.

NEW BUSINESS

Creighton Phillips reported that it has been one year since the mailboxes were painted. He noted that he would like to have the mailboxes waxed. By consensus the Board noted that the membership should be notified that they should wax their mailboxes.

Toni Paoello noted that the pavers by the parking area needed to be repaired.

OPEN DISCUSSION

None

Next Meeting

May 15, 2019

With no further business, and on a motion by Toni Paoello, seconded by David Robb, and carried unanimously the meeting was adjourned at 6:33 P.M.

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